



Granite Real Estate Investment Trust  
Annual Information Form

February 25, 2026

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## GENERAL MATTERS

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This Annual Information Form contains information about Granite Real Estate Investment Trust and its subsidiaries. Throughout this Annual Information Form, unless otherwise specified or the context otherwise indicates, "we", "us", "our" and "Granite" refers to Granite Real Estate Investment Trust and its subsidiaries.

On October 1, 2024, Granite completed a court approved plan of arrangement under the *Business Corporations Act* (British Columbia) (the "2024 Arrangement") to replace Granite's previous Stapled Unit structure with a conventional REIT trust unit structure.

As a result of and immediately following the 2024 Arrangement, each Unitholder held a number of Units equal to the number of Stapled Units held prior to completion of the 2024 Arrangement, and Granite GP became a wholly-owned subsidiary of Granite REIT. Following completion of the 2024 Arrangement, Granite GP ceased to be a reporting issuer under Canadian securities laws, and continues to be the general partner of Granite LP. See "General Development of the Business – 2024" for more information.

On October 3, 2024, the Stapled Units were delisted from the Toronto Stock Exchange (the "TSX") and the New York Stock Exchange (the "NYSE"), and Units began trading on the TSX and the NYSE under the same ticker symbols "GRT.UN" and "GRP.U", respectively.

In this Annual Information Form, for the period prior to October 1, 2024, references to "Units" should be read as "Stapled Units" and "Unitholders" should be read as "stapled unitholders".

On December 10, 2025, Granite REIT delivered notice to the NYSE to voluntarily delist the Units from the NYSE and to thereafter voluntarily deregister from its reporting obligations under the United States Securities Exchange Act of 1934. The last day of trading of the Units on the NYSE was December 31, 2025. On January 5, 2026, Granite REIT filed a Form 15F with the SEC to terminate the registration of its Units and its corresponding reporting obligations under the United States Securities Exchange Act of 1934.

### **Date of Information**

Information in this AIF is dated as of December 31, 2025, unless otherwise indicated.

### **Note Regarding Financial Information**

Financial information of Granite REIT is presented on a consolidated combined basis. The consolidated combined financial statements include the combined assets, liabilities and results of Granite REIT and Granite GP and their subsidiaries for periods and dates up to September 30, 2024, the last day before Granite GP became a wholly-owned subsidiary of Granite REIT. Following the completion of the 2024 Arrangement, Granite GP became a wholly-owned subsidiary of Granite REIT. The consolidated combined financial statements for periods and dates from and after October 1, 2024 include the assets, liabilities and results of Granite REIT and its subsidiaries.

Except as otherwise noted, financial data included in this Annual Information Form has been prepared in accordance with IFRS Accounting Standards. This Annual Information Form should be read in conjunction with the consolidated combined financial statements and appended notes, and management's discussion and analysis, each of which appear in Granite's annual report for 2025 and are available on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca). Granite refers to Canadian

dollars as "dollars" or "\$", United States dollars as "US dollars", "US\$" or "USD", Euros as "EUR" or "€" and British pounds as "£". Granite publishes its financial statements in Canadian dollars.

### Non-GAAP Performance Measures and Ratios

In addition to using financial measures determined in accordance with IFRS Accounting Standards, Granite also uses certain non-GAAP performance measures and non-GAAP ratios in managing its business to measure financial and operating performance as well as for capital allocation decisions and valuation purposes. Granite believes that providing these measures on a supplemental basis to the IFRS Accounting Standards results is helpful to investors in assessing the overall performance of Granite's business. These non-GAAP performance measures and non-GAAP ratios include available liquidity, total debt, net debt and the net leverage ratio.

Available liquidity is a non-GAAP performance measure defined as the sum of cash and cash equivalents and the unused portion of the Credit Facility. Granite believes that available liquidity is a useful measure to investors in determining the Trust's cash resources available as at period-end to meet its ongoing obligations and future commitments

Total debt is a non-GAAP performance measure calculated as the sum of all current and non-current debt, the net mark to market fair value of derivatives and lease obligations. Net debt subtracts cash and cash equivalents from total debt. Granite believes that it is useful to include the derivatives and lease obligations for the purposes of monitoring the Trust's debt levels.

The net leverage ratio is a non-GAAP ratio that Granite believes is useful in evaluating the Trust's degree of financial leverage, borrowing capacity and the relative strength of its balance sheet. The net leverage ratio is calculated as net debt (a non-GAAP performance measure) divided by the fair value of investment properties (excluding assets held for sale).

Readers are cautioned that total debt, net debt and the net leverage ratio do not have a standardized meaning prescribed under IFRS Accounting Standards and, therefore, should not be construed as an alternative to net income, cash provided by operating activities or any other measure calculated in accordance with IFRS Accounting Standards. Additionally, because these terms do not have a standardized meaning prescribed by IFRS Accounting Standards, they may not be comparable to similarly titled measures presented by other reporting issuers.

Total debt, net debt and the net leverage ratio are calculated from the audited consolidated combined financial statements as at and for the year ended December 31, 2025 as follows:

<b>As at December 31, 2025</b>	<b>(in millions)</b>	
Unsecured debt, net.....	\$	3,276.6
Derivatives, net <sup>(1)</sup> .....		110.8
Lease obligations.....		34.7
<b>Total debt</b> .....	<b>\$</b>	<b>3,422.1</b>
Less: cash and cash equivalents.....		139.6
<b>Net debt</b> .....	[A] <b>\$</b>	<b>3,282.5</b>
Investment properties.....	[B] <b>\$</b>	<b>9,478.4</b>
<b>Net leverage ratio</b> .....	[A]/[B]	<b>35 %</b>

<sup>(1)</sup> Balance is net of the derivative assets and derivative liabilities.

## FORWARD-LOOKING INFORMATION

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This Annual Information Form and the documents incorporated by reference herein contain statements that, to the extent they are not recitations of historical fact, constitute “forward looking information” within the meaning of applicable Canadian securities legislation. Forward-looking information may include, among others, statements regarding Granite’s future plans, goals, strategies, intentions, beliefs, estimates, costs, objectives, capital structure, cost of capital, tenant base, tax consequences, economic performance or expectations, or the assumptions underlying any of the foregoing. Words such as “outlook”, “may”, “would”, “could”, “should”, “will”, “likely”, “expect”, “anticipate”, “believe”, “intend”, “plan”, “forecast”, “objective”, “strategy”, “project”, “estimate”, “seek” and similar expressions are used to identify forward-looking information. Forward-looking information should not be read as guarantees of future events, performance or results and will not necessarily be accurate indications of whether or the times at or by which such future performance will be achieved. Undue reliance should not be placed on such statements. There can also be no assurance that Granite’s expectations regarding various matters, including the following, will be realized in a timely manner with the expected impact or at all: Granite’s ability to deliver cash flow stability and growth and create long-term value for Unitholders; Granite’s ability to advance its ESG+R program and related targets and goals; the expansion, diversification and quality of Granite’s real estate portfolio, including acquisitions of properties in new markets; the reduction in Granite’s exposure to Magna and the special purpose properties; Granite’s ability to execute on its strategic plan and its priorities in 2026; fluctuations in foreign currency exchange rates and the effect on Granite’s revenues, expenses, cash flows, assets and liabilities; Granite’s ability to strategically redeploy the proceeds from recently sold properties and financing initiatives; Granite’s ability to find and integrate satisfactory acquisition, joint venture and development opportunities and to strategically deploy the proceeds from recently sold properties and financing initiatives; Granite’s ability to accelerate growth and execute its short and long-term business strategies; Granite’s ability to renew land leases upon their expiration; Granite’s ability to optimize its balance sheet; the commencement date for new leases Granite has entered into; Granite’s ability to decrease its net leverage ratio; Granite’s ability to offset interest or realize interest savings relating to the cross currency interest rate swaps or Debentures (as defined below); the expected amount of any distributions and distribution increase, including any expected increases can be achieved in a timely manner, with the expected impact or at all; Granite’s intended use of available liquidity, its ability to obtain secured funding against its unencumbered assets and its expectations regarding the funding of its ongoing operations and future growth; obtaining site planning approval of a 0.7 million square foot distribution facility on the 34.0 acre site in Brantford, Ontario; obtaining site plan approval for the future phases of its development for up to 0.7 million square feet on the 68.7 acre site in Houston, Texas and up to 0.4 million square feet on the 30.8 acre site in Houston, Texas and the expected timing and potential yield from each project; estimates regarding Granite’s development properties and expansion projects, including square footage of construction, total construction costs and total costs; Granite’s ability to secure sustainability or other certifications for any of its properties; Granite’s ability to generate peak solar capacity on its properties; the expected timing of filing the Prospectus Supplement for and Granite’s sale from time to time of Units under an ATM Program; and the effect of any legal proceedings on Granite. Forward-looking information is based on information available at the time and/or management’s good faith assumptions and analyses made in light of Granite’s perception of historical trends, current conditions and expected future developments, as well as other factors management believes are appropriate in the circumstances. Forward-looking information is subject to known and unknown risks, uncertainties and other unpredictable factors, many of which are beyond Granite’s control, that could cause actual events or results to differ materially from such forward-looking information. Important factors that could cause such differences

include, but are not limited to: the risk of changes to tax or other laws and treaties that may adversely affect Granite REIT's mutual fund trust status under the Tax Act or the effective tax rate in other jurisdictions in which Granite operates; economic, market and competitive conditions and other risks that may adversely affect Granite's ability to expand and diversify its real estate portfolio, dispose of any non-core assets on satisfactory terms and pay the expected amount of any distributions; and, the risks set forth in this Annual Information Form in the "Risk Factors" section, which investors are strongly advised to review. The "Risk Factors" section also contains information about the material factors or assumptions underlying such forward-looking information. Forward-looking information speak only as of the date the statements were made and unless otherwise required by applicable securities laws, Granite expressly disclaims any intention and undertakes no obligation to update or revise any forward-looking information contained in this Annual Information Form to reflect subsequent information, events or circumstances or otherwise.

## GLOSSARY OF TERMS

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"0.522% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the US\$185 million principal and related variable rate interest payments from the 2024 Term Loan to EUR 168.2 million principal and Euro-denominated interest payments at a 0.522% interest rate.

"0.536% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$350 million portion of principal related 2.194% interest payments from the 2028 Debentures to EUR 242.1 million principal and Euro-denominated interest payments at a 0.536% interest rate.

"1.045% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$500 million principal and related 2.378% interest payments from the 2030 Debentures to EUR 319.4 million principal and Euro-denominated interest payments at a 1.045% interest rate.

"1.355% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$300 million principal and related variable rate interest payments from the December 2026 Term Loan to EUR 205.5 million principal and Euro-denominated interest payments at a 1.355% interest rate.

"2.096% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$500 million principal and related 2.194% interest payments from the 2028 Debentures to US\$397.0 million principal and US dollar-denominated interest payments at a 2.096% interest rate. On February 3, 2022, the 2.096% Swap was reduced to \$150 million principal outstanding, exchanging US\$119.1 million principal and US dollar-denominated interest payments at a 2.096% interest rate.

"2.43% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$400 million principal and related 3.873% interest payments from the 2023 Debentures to EUR 281.1 million principal and Euro-denominated interest payments at a 2.43% interest rate.

"2.964% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$500 million principal and related 3.062% interest payments from the 2027 Debentures to US \$370.3 million principal and US dollar-denominated interest payments at a 2.964% interest rate.

"3.494% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$250 million principal and related 3.999% interest payments from the October 2029 Debentures to EUR 167.4 million principal and Euro-denominated interest payments at a 3.494% interest rate.

"4.3325% Swap" means the float to fixed interest rate swap entered into by Granite LP to exchange the floating EURIBOR based interest payments from the September 2026 Term Loan to fixed Euro-denominated interest payments at an interest rate of 4.3325%.

"4.9285% Swap" means the cross currency interest rate swap entered into by Granite LP to exchange the \$400 million principal and 6.103% interest payments to EUR 277.7 million principal and Euro-denominated interest payments from the April 2029 Debentures at a 4.9575% interest rate. The April 2029 Debentures have a coupon of 6.074%, thereby, together with the 4.9285% Swap, the effective interest rate is 4.9285% for the five and a half-year term of the April 2029 Debentures.

"5.016% Swap" means the float to fixed interest rate swap entered into by Granite LP to exchange the floating SOFR portion of the interest payments from the 2025 Term Loan to fixed US dollar-denominated interest payments resulting in an all-in fixed interest rate of 5.016%.

"2011 Arrangement" means the completion of a court-approved plan of arrangement of Granite Co. under the *Business Corporations Act* (Ontario), which eliminated Granite Co.'s dual class share capital structure through which Mr. Frank Stronach and his family had previously controlled Granite Co.

"2011 Arrangement Agreement" means the arrangement agreement dated January 31, 2011 between MI Developments Inc., the Stronach Shareholder and The Stronach Trust (including the schedules thereto).

"2013 Arrangement" means the completion of Granite Co.'s conversion from a corporate structure to a stapled unit real estate investment trust structure pursuant to a plan of arrangement under the *Business Corporations Act* (Québec) on January 3, 2013.

"2020 First Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the 2027 Debentures.

"2020 Second Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the 2030 Debentures.

"2021 Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the 2028 Debentures.

"2023 Debentures" means the \$400 million aggregate principal amount of 3.873% Series 3 senior debentures due November 30, 2023, issued by Granite LP.

"2023 Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the April 2029 Debentures.

"2024 Arrangement" means the completion of a court approved plan of arrangement under the *Business Corporations Act* (British Columbia) on October 1, 2024 to replace Granite's stapled unit structure with a conventional REIT trust unit structure.

"2024 Arrangement Agreement" means the arrangement agreement dated April 10, 2024 between Granite REIT and Granite GP.

"2024 First Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the October 2029 Debentures.

"2024 Second Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the 2031 Debentures.

"2024 Term Loan" means the senior unsecured non-revolving term facility in the amount of US\$185 million entered into by Granite LP on December 19, 2018, as extended on October 21, 2019, and as amended on April 19, 2023.

"2024 Unitholder Meetings" means Granite's joint annual general and special meetings of holders of Stapled Units held on June 6, 2024.

"2025 Unitholder Meeting" means Granite's annual general meeting of holders of Units held on June 5, 2025;

"2025 Indenture" means, together, the trust indenture and supplemental indenture providing for, among other things, the creation and issue of the 2026 Debentures.

"2025 Term Loan" means the senior unsecured non-revolving term facility in the amount of US\$400 million entered into by Granite LP on September 15, 2022.

"2026 Debentures" means the \$300 million aggregate principal amount of floating rate Series 10 senior unsecured debentures bearing interest at Daily Compounded CORRA plus 0.77% per annum, due December 11, 2026, issued by Granite LP.

"2027 Debentures" means the \$500 million aggregate principal amount of 3.062% Series 4 senior unsecured debentures due June 4, 2027, issued by Granite LP.

"2028 Debentures" means the \$500 million aggregate principal amount of 2.194% Series 6 senior unsecured debentures due August 30, 2028, issued by Granite LP.

"2030 Debentures" means the \$500 million aggregate principal amount of 2.378% Series 5 senior unsecured debentures due December 18, 2030, issued by Granite LP.

"2031 Debentures" means the \$550 million aggregate principal amount of 4.348% Series 9 senior unsecured debentures due October 4, 2031, issued by Granite LP.

"Advance Notice Provisions" has the meaning set out under the heading "Declaration of Trust and Description of Units – Advance Notice Provisions".

"Agreement with Initiating Shareholders" means the agreement regarding the 2011 Arrangement Agreement dated January 31, 2011 amongst Granite Co., the Stronach Shareholder, The Stronach Trust and the Initiating Shareholders.

"AIF" or "Annual Information Form" means this annual information form.

"annualized revenue" means contractual base rent for the month subsequent to the quarterly reporting period multiplied by 12 months. Annualized revenue excludes revenue from properties classified as assets held for sale.

"April 2029 Debentures" means the \$400 million aggregate principal amount of 6.074% Series 7 senior unsecured debentures due April 12, 2029 issued by Granite LP.

"ATM Program" means the at-the-market equity distribution program expected to be established by Granite on or about February 25, 2026 pursuant to which Granite could issue and sell up to \$250 million of Units from treasury.

"Audit Committee" means the audit committee of Granite REIT.

"available liquidity" unless otherwise indicated, refers to a non-GAAP performance measure calculated as the sum of cash and cash equivalents and the unused portion of the Credit Facility.

"BCBCA" means the *Business Corporations Act* (British Columbia).

"BREEAM" means Building Research Establishment's Environmental Assessment Method.

"CDP" means the Carbon Disclosure Project.

"Complainant" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unitholder Remedies – Oppression Remedy".

"CORRA" means the Canadian Overnight Repo Rate Average.

"Credit Facility" means Granite's unsecured revolving credit facility in the amount of \$1 billion with a five-year term commencing on January 22, 2026.

"Debentures" means, collectively, the 2026 Debentures, the 2027 Debentures, the 2028 Debentures, the April 2029 Debentures, the October 2029 Debentures, the 2030 Debentures, the 2031 Debentures and any other debentures subsequently issued under the Indentures.

"December 2026 Term Loan" means the senior unsecured non-revolving term facility in the amount of \$300 million entered into by Granite LP on December 12, 2018, as extended on November 27, 2019, and as amended on February 8, 2024.

"Declaration of Trust" means Granite REIT's amended and restated declaration of trust dated October 1, 2024.

"DGNB" means the German Sustainable Building Council.

"Disclosable Interest" has the meaning set out under the heading "Declaration of Trust and Description of Units – Conflict of Interest Provisions".

"ESG" means Environmental, Social and Governance.

"ESG+R" means Environmental, Social, Governance and Resilience.

"EURIBOR" means the Euro Interbank Offered Rate.

"FDAP" has the meaning set out under the heading "Risk Factors – Risk Relating to Taxation – United States – Potential Uncertainty as to the Availability of Treaty Benefits to Distributions from Granite America".

"FIRPTA" means the United States Foreign Investment in Real Property Tax Act of 1980.

"Forbearance Agreement" means the forbearance agreement entered into by Granite Co. prior to the implementation of the 2011 Arrangement.

"GLA" means gross leasable area.

"GP Share" means a common share of Granite GP.

"GP Shareholder" means a holder of a GP Share.

"Granite America" means Granite REIT America Inc.

"Granite Co." means, for periods prior to January 3, 2013, Granite's predecessor Granite Real Estate Inc.

"Granite GP" means Granite REIT Inc.

"Granite LP" means Granite REIT Holdings Limited Partnership.

"Granite REIT" or the "Trust" means Granite Real Estate Investment Trust.

"Green Bond Framework" means the Green Bond Framework which complies with the Green Bond Principles developed by the ICMA as of June 2018 and as described in Granite's Green Bond Framework dated April 2020, which is available on Granite's website.

"Green Globes" means the online assessment protocol, rating system, and guidance for green building design, operation and management.

"GRESB" means Global Real Estate Sustainability Benchmark.

"GRI" means Global Reporting Initiative.

"ICMA" means the International Capital Markets Association.

"IFRS Accounting Standards" or "GAAP" means the IFRS<sup>®</sup> Accounting Standards as issued by the International Accounting Standards Board.

"Indentures" means, collectively, the 2020 First Indenture, the 2020 Second Indenture, the 2021 Indenture, the 2023 Indenture, the 2024 First Indenture, the 2024 Second Indenture, and the 2025 Indenture."

"IREM" means Institute of Real Estate Management.

"ISSB" means International Sustainability Standards Board.

"LEED" means Leadership in Energy and Environmental Design.

"leverage" or "leverage ratio", unless otherwise indicated, refers to a non-GAAP ratio calculated as total debt (a non-GAAP performance measure) divided by the fair value of investment properties (excluding assets held for sale) and "net leverage ratio" refers to a non-GAAP ratio

calculated as net debt (a non-GAAP performance measure) divided by the fair value of investment properties (excluding assets held for sale).

"Magna", unless otherwise indicated, refers to Magna International Inc., its operating divisions and subsidiaries and its other controlled entities.

"Morningstar DBRS" means DBRS Limited.

"Moody's" means Moody's Investor Service.

"NCIB" means normal course issuer bid.

"Nominating Unitholder" has the meaning set out under the heading "Declaration of Trust and Description of Units – Advance Notice Provisions".

"Non-Residents" are to persons who are not residents of Canada for the purposes of the Tax Act.

"Non-Resident Beneficiaries" means Non-Residents or partnerships that are not Canadian partnerships within the meaning of the Tax Act.

"Notice Date" has the meaning set out under the heading "Declaration of Trust and Description of Units – Advance Notice Provisions".

"NYSE" means the New York Stock Exchange.

"October 2029 Debentures" means the \$250 million aggregate principal amount of 3.999% Series 8 senior unsecured debentures due October 4, 2029 issued by Granite LP.

"PFIC" means a passive foreign investment company for U.S. federal income tax purposes.

"Proposal" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unitholder Proposals".

"Qualified Unitholder" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unitholder Proposals".

"qualifying income exception" has the meaning set out under the heading "Risk Factors – Risk Relating to Taxation – United States – Granite REIT's Status as a Partnership".

"REIT Exception" has the meaning set out under the heading "Risk Factors – Risk Relating to Taxation – Canada – Real Estate Investment Trust Status".

"Resident Canadian" means a resident in Canada for purposes of the Tax Act.

"SASB" means Sustainability Accounting Standards Board.

"SEC" means the United States Securities and Exchange Commission.

"September 2026 Term Loan" means the senior unsecured non-revolving term facility in the amount of EUR 70.0 million entered into by Granite LP on September 7, 2023.

"SF" means square feet.

"SIFT" has the meaning set out under the heading "Investment Guidelines and Operating Policies of Granite – REIT Investment Guidelines".

"SOFR" means Secured Overnight Financing Rate.

"Stapled Unit" means a Unit and a GP Share, which prior to the 2024 Arrangement traded together as a "stapled unit".

"Stronach Shareholder" means 445327 Ontario Limited.

"Support Agreement" means the support agreement dated as of January 3, 2013 entered into by Granite REIT and Granite GP, as amended and restated on December 20, 2017.

"Support Agreement Termination Agreement" means the support agreement termination agreement dated October 1, 2024 between Granite REIT and Granite GP.

"Sustainability Plan" means Granite's Sustainability Plan, which is available on Granite's website.

"Tax Act" means the *Income Tax Act* (Canada).

"TCFD" means Task Force on Climate-related Financial Disclosures.

"total debt" or "net debt" unless otherwise indicated, refers to a non-GAAP performance measure calculated as the sum of all current and non-current debt, the net mark to market fair value of derivatives and lease obligations. Net debt subtracts cash and cash equivalents from total debt.

"Transfer Agreement" means the transfer agreement between Granite Co., the Stronach Shareholder and The Stronach Trust, entered into immediately prior to the implementation of the 2011 Arrangement.

"Trustees" means the board of trustees of Granite REIT.

"TSX" means the Toronto Stock Exchange.

"Unit" means a unit of interest in the Trust created in accordance with the provisions of the Declaration of Trust and includes a fraction of a Unit.

"Unitholder" means a holder of a Unit.

"Unit Redemption Assets" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unit Redemption Right".

"Unit Redemption Date" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unit Redemption Right".

"Unit Redemption Price" has the meaning set out under the heading "Declaration of Trust and Description of Units – Unit Redemption Right".

"WALT" means weighted average lease term.

## CORPORATE STRUCTURE

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### **Granite REIT**

Granite REIT is an unincorporated, open-ended, limited purpose trust established under and governed by the laws of the Province of Ontario pursuant to the Declaration of Trust. Although it is intended that Granite REIT qualify as a “mutual fund trust” pursuant to the Tax Act, Granite REIT is not a mutual fund under applicable securities laws. The principal office and centre of administration of Granite REIT is located at 77 King Street West, Suite 4010, P.O. Box 159, Toronto-Dominion Centre, Toronto, Ontario, M5K 1H1.

### **Granite GP**

Granite GP was incorporated on September 28, 2012 pursuant to the BCBCA. As a result of and immediately following the 2024 Arrangement, Granite GP became a wholly-owned subsidiary of Granite REIT, and continued as the general partner of Granite LP. The head office of Granite GP is located at 77 King Street West, Suite 4010, P.O. Box 159, Toronto-Dominion Centre, Toronto, Ontario, M5K 1H1 and the registered office of Granite GP is 1133 Melville Street, Suite 3500, The Stack, Vancouver, British Columbia, V6E 4E5.

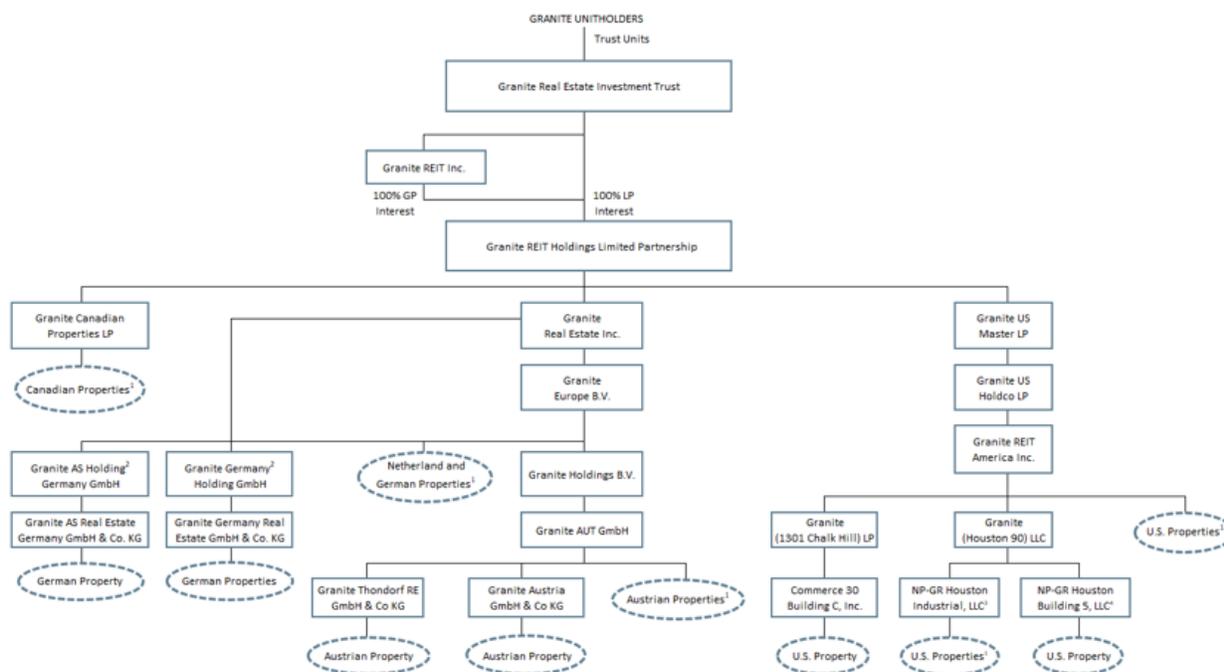
### **Granite LP**

Granite LP is a limited partnership formed on December 14, 2012 under the laws of Quebec, Canada. Granite REIT is the limited partner of Granite LP and Granite GP is the general partner of Granite LP. Granite’s business is carried on directly and indirectly by Granite LP, all of the partnership units of which are owned by Granite REIT and Granite GP.

## Organizational Structure and Subsidiaries

The following is a simplified illustration of Granite's organizational structure as at December 31, 2025:

### Organizational Structure and Subsidiaries



1 Ownership of the properties is held directly or indirectly through wholly owned special purpose entities.  
 2 Granite Europe B.V. and Granite Real Estate Inc. own 99.74%. The remaining 0.26% is owned by a third party shareholder.  
 3 Granite (Houston 90) LLC owns 92.77%. The remaining 7.23% is owned by a third party shareholder.  
 4 Granite (Houston 90) LLC owns 94.74%. The remaining 5.26% is owned by a third party shareholder.

Granite REIT's material subsidiaries as at December 31, 2025 and their respective jurisdictions of incorporation or formation are listed below. Parent/subsidiary relationships are identified by indentation. The percentages of the votes attaching to all voting securities beneficially owned by Granite REIT or over which Granite REIT exercises control or direction, directly or indirectly, are also indicated. Granite REIT's percentage voting interest is equivalent to Granite's economic interest in each subsidiary listed below. The voting securities of each subsidiary are held in the form of common shares or, in the case of limited partnerships and their foreign equivalents, share quotas or partnership interests.

### List of Material Subsidiaries

	Ownership of Voting Securities	Jurisdiction of Incorporation or Formation
Granite REIT Inc. ....	100 %	British Columbia
Granite REIT Holdings Limited Partnership .....	100 %	Quebec
Granite Canadian Properties LP .....	100 %	Ontario
Granite US Master LP .....	100%	Delaware
Granite US Holdco LP .....	100%	Delaware
Granite REIT America Inc. ....	100%	Delaware
Granite (1301 Chalk Hill) LP .....	100%	Delaware

Commerce 30 Building C, Inc.....	100%	Delaware
Granite (Houston 90) LLC .....	100%	Delaware
NP-GR Houston Industrial, LLC .....	92.77%	Delaware
NP-GR Houston Building 5, LLC .....	94.74%	Delaware
Granite Real Estate Inc.....	100%	Quebec
Granite Europe B.V.....	100%	Netherlands
Granite Holdings B.V.....	100%	Netherlands
Granite AUT GmbH.....	100%	Austria
Granite Thondorf RE GmbH & Co KG .....	100%	Austria
Granite Austria GmbH & Co KG .....	100%	Austria
Granite Germany Holding GmbH .....	99.74%	Germany
Granite Germany Real Estate GmbH & Co KG .....	99.74%	Germany
Granite AS Holding Germany GmbH .....	99.74%	Germany
Granite AS Real Estate Germany GmbH & Co. KG .....	99.79%	Germany

## GENERAL DEVELOPMENT OF THE BUSINESS

The following is a summary of the general development of Granite over the past three years:

### 2023

#### Acquisitions

During the year ended December 31, 2023, Granite acquired two income-producing industrial properties in the United States. Property acquisitions consisted of the following:

Acquisitions (in millions, except as noted)						
Property Address	Location	Sq ft <sup>(1)</sup>	Weighted Average Lease Term, in years by Sq ft <sup>(1)(3)</sup>	Date Acquired	Property Purchase Price <sup>(2)</sup>	Stabilized Yield <sup>(1)</sup>
<b>Income-producing properties:</b>						
10144 Veterans Dr. ....	Avon, USA	0.7	N/A	March 30, 2023	\$72.8	5.4 %
10207 Veterans Dr. ....	Avon, USA	0.3	N/A	March 30, 2023	34.1	5.3 %
		<b>1.0</b>			<b>\$106.9</b>	<b>5.4 %</b>

<sup>(1)</sup> As at the date of acquisition.

<sup>(2)</sup> Purchase price does not include transaction costs associated with property acquisitions.

## Dispositions

During the year ended December 31, 2023, Granite disposed of two income-producing properties in the United States and Canada for total proceeds of \$45.3 million. The property in the United States was leased to a subsidiary of Magna International Inc. at the date of disposition and the property in Canada was vacant at the date of disposition. Property dispositions consisted of the following:

Dispositions (in millions, except as noted)					
Property Address	Location	Sq ft	Date Disposed	Sale Price <sup>(1)</sup>	Annualized Revenue <sup>(2)</sup>
<b>Disposed during the year ended December 31, 2023:</b>					
4701 S. Cowan Rd. ....	Muncie, USA	0.2	March 15, 2023	\$24.7	\$1.6
50 Casmir Ct. ....	Concord, Canada	0.1	August 15, 2023	20.6	–
		<b>0.3</b>		<b>\$45.3</b>	<b>\$1.6</b>

(1) Sale price does not include transaction costs associated with disposition.

(2) As at the date of disposition.

## Other

On February 1, 2023, Granite announced that the leases at its properties in Graz, Austria comprising approximately 5.0 million SF, had been contractually extended for ten years to January 31, 2034.

On March 3, 2023, Granite amended its existing unsecured credit facility agreement to extend the maturity date for a new five-year term to March 31, 2028.

On May 19, 2023, Granite announced the renewal of its NCIB and its intention to purchase for cancellation up to an aggregate of 6,349,296 of its issued and outstanding Stapled Units, from time to time, if the Stapled Units are trading at a price that Granite believes is materially below intrinsic value. The NCIB was for a 12-month period beginning on May 24, 2023 and concluded on May 23, 2024. For the year ended December 31, 2023, Granite repurchased 392,700 Stapled Units through the NCIB.

On June 8, 2023, at the annual general meetings of Granite GP and Granite REIT, 97.53% votes in favour were received for Granite's non-binding advisory resolution on its approach to executive compensation.

On August 9, 2023, Granite announced that it released its 2022 ESG+R Report, which follows the GRI framework with TCFD and SASB disclosures.

On September 7, 2023, Granite LP entered into and fully drew upon the September 2026 Term Loan. In conjunction with the September 2026 Term Loan funding, Granite entered into a float to fixed interest rate swap to exchange the floating EURIBOR based interest payments from the September 2026 Term Loan to fixed Euro-denominated interest payments at an interest rate of 4.3325%.

On October 12, 2023, Granite issued the April 2029 Debentures. Granite also entered into the 4.9285% Swap, a cross currency interest rate swap to exchange the Canadian dollar-denominated principal and interest payments of the April 2029 Debentures for Euro-denominated principal and interest payments, resulting in an effective fixed interest rate of

4.9285% for the five and a half year term. The April 2029 Debentures are Granite's third green bond issuance pursuant to its Green Bond Framework.

On November 8, 2023, Granite announced that it had increased its targeted annualized distribution to \$3.30 from \$3.20 per Stapled Unit, to be effective upon the December 2023 distribution, payable in January 2024.

On November 30, 2023, Granite repaid its 2023 Debentures and settled the 2.43% Swap.

## **2024**

### **Acquisitions and Dispositions**

For the year ended December 31, 2024, Granite had no acquisitions or dispositions.

### **Other**

On February 15, 2024, Granite appointed Mr. Robert Brouwer to its Board of Trustees and Board of Directors and Mr. Brouwer was also appointed to Granite's Audit Committees.

On February 21, 2024, Granite and Granite LP filed and obtained a receipt for new base shelf prospectuses for both equity and debt securities (the "Shelf Prospectuses"). The Shelf Prospectuses are valid for a 25-month period, during which time Granite may offer and issue, from time to time, stapled units, stapled convertible debentures, stapled subscription receipts, stapled warrants, units or any combination thereof, having an aggregate offering price of up to \$1.5 billion and Granite LP may offer and issue, from time to time, debt securities having an aggregate offering price of up to \$1.75 billion. The above-described equity base shelf prospectus for Granite was replaced by the new Equity Shelf Prospectus following completion of the 2024 Arrangement, as described below.

On February 28, 2024, Gerald Miller announced that he would not be standing for re-election at the 2024 Unitholder Meetings and retired from the Board of Trustees of Granite REIT and Board of Directors of Granite GP effective June 6, 2024.

On March 27, 2024, Granite amended its existing senior unsecured revolving credit facility agreement to extend the maturity date for a new five-year term to March 31, 2029.

On April 15, 2024, Granite announced that at the 2024 Unitholder Meetings, it would propose an internal reorganization to simplify Granite's capital structure by replacing the Stapled Unit structure with a conventional REIT trust unit structure by way of the 2024 Arrangement. In the 2024 Arrangement, (i) the two components of each Stapled Unit would be uncoupled, (ii) the GP Shares held by holders of Stapled Units would be automatically exchanged for fractional Units and (iii) the Units would be consolidated back to the number of Stapled Units outstanding before the exchange occurred. As a result of and immediately following the 2024 Arrangement, each Unitholder would hold a number of Units equal to the number of Stapled Units they held immediately before the 2024 Arrangement, and Granite GP would become a wholly-owned subsidiary of Granite REIT.

On May 22, 2024, Granite announced the renewal of its NCIB and its intention to purchase for cancellation up to an aggregate of 6,273,168 of its issued and outstanding Units, from time to time, if the Units are trading at a price that Granite believes is materially below intrinsic value. The NCIB was for a 12-month period beginning on May 24, 2024 and concluded on May 23,

2025. For the year ended December 31, 2024, Granite repurchased 667,300 Units through the NCIB at an average cost of \$68.64 for total consideration at \$45.8 million.

On June 6, 2024, at the 2024 Unitholder Meetings, 96.75% votes in favour were received for Granite's non-binding advisory resolution on its approach to executive compensation, 99.62% votes in favour were received for Granite's special resolution approving the arrangement resolution of Granite REIT and 99.82% votes in favour were received for Granite GP's special resolution approving the arrangement resolution of Granite GP.

On June 10, 2024, Granite announced that the Supreme Court of British Columbia had issued a final order approving the 2024 Arrangement to simplify Granite's capital structure by replacing the Stapled Unit structure with a conventional REIT trust unit structure.

On August 1, 2024, Granite completed the 49,000 square foot expansion of its approximate 100,000 square foot industrial facility in Ajax, Ontario. Upon completion, a ten-year lease commenced for approximately 29,000 square feet.

On August 7, 2024, Granite announced that it released its 2023 ESG+R Report, which follows the GRI framework with TCFD and SASB disclosures.

On August 30, 2024, Granite completed the 52,000 square foot expansion of its approximate 238,000 square foot modern distribution facility in Weert, Netherlands. As a result of the expansion completion, the tenant has committed to a new ten-year term for the entire expanded facility.

On October 1, 2024, Granite REIT and Granite GP completed the 2024 Arrangement and Granite REIT and Granite GP entered into the Support Agreement Termination Agreement.

On October 4, 2024, Granite LP issued the October 2029 Debentures and the 2031 Debentures. Granite also entered into the 3.494% Swap, a cross currency interest rate swap to exchange the Canadian dollar-denominated principal and interest payments of the October 2029 Debentures for Euro-denominated principal and interest payments, resulting in an effective fixed interest rate of 3.494% for the five year term.

On October 4, 2024, Granite LP prepaid in full the outstanding US\$400.0 million aggregate principal amount of the 2025 Term Loan with no prepayment penalty. In conjunction with the prepayment, the 5.016% Swap was terminated on October 2, 2024 and the related mark to market asset was settled on October 4, 2024.

On November 6, 2024, Granite announced that it had increased its targeted annualized distribution to \$3.40 from \$3.30 per Unit, to be effective upon the December 2024 distribution, payable in January 2025.

On November 27, 2024, Granite REIT filed and obtained a receipt for a new base shelf prospectus for equity securities (the "Equity Shelf Prospectus") relying on the well-known seasoned issuer exemption. The Equity Shelf Prospectus is valid for a 25-month period, during which time Granite REIT may offer and issue, from time to time, Units, convertible debentures, subscription receipts, warrants, securities comprised of more than one of Units, convertible debentures, subscription receipts and/or warrants offered together as a unit, or any combination thereof.

On December 10, 2024, Granite LP prepaid EUR 10.0 million aggregate principal amount of the September 2026 Term Loan with no prepayment penalty. In conjunction with the

prepayment, a EUR 10.0 million principal portion of the 4.3325% Swap was terminated on December 10, 2024 and the related mark to market liability was settled.

On December 19, 2024, Granite LP repaid in full at maturity the outstanding US\$185.0 million aggregate principal amount of the 2024 Term Loan. In conjunction with the repayment, the related mark to market liability on the 0.522% Swap was settled.

## 2025

### Acquisitions

During the year ended December 31, 2025, Granite acquired eight income-producing properties in the United States and the United Kingdom. Property acquisitions consisted of the following:

Acquisitions (in millions, except as noted)						
Property Address	Location	Sq ft <sup>(1)</sup>	WALT <sup>(1)(3)</sup>	Date Acquired	Property Purchase Price <sup>(2)</sup>	In-going Yield
<b>Income-producing properties:</b>						
3850 NW 126th Ave. ....	Coral Springs, FL	–	6.3	June 30, 2025	\$19.6	5.1 %
3872 NW 126th Ave. ....	Coral Springs, FL	0.1	6.8	June 30, 2025	29.9	4.8 %
Brackmills Industrial Estate, Salthouse Rd. ....	Northampton, United Kingdom	0.2	2.0	December 1, 2025	36.2	8.4 %
201 NW 22nd Ave. ....	Fort Lauderdale, FL	0.2	1.0	December 17, 2025	88.5	3.4 %
<b>Houston portfolio (four properties):</b> .....						
7865 Northcourt Rd. 7875 Northcourt Rd. 7885 Northcourt Rd. 7909 Northcourt Rd. ....	Houston, TX	1.0	3.3	December 17, 2025	167.6	5.4 %
		<b>1.5</b>			<b>\$ 341.8</b>	<b>5.1 %</b>

(1) As at the date of acquisition.

(2) Purchase price does not include transaction costs associated with property acquisitions.

(3) Weighted average lease term, in years by square feet, applicable to the occupied space.

## Dispositions

During the year ended December 31, 2025, Granite disposed of three income-producing properties in the United States for total proceeds of \$189.5 million. Property dispositions consisted of the following:

Dispositions (in millions, except as noted)					
Property Address	Location	Sq ft	Date Disposed	Sale Price <sup>(1)</sup>	Annualized Revenue <sup>(2)</sup>
<b>Midwest portfolio (three income-producing properties)</b>					
1451 Allpoints Ct. ....	Plainfield, IN				
1901 Beggrow St. ....	Columbus, OH				
8779 LeSaint Dr. ....	Hamilton, OH	1.7	December 19, 2025	189.5	11.6
		<b>1.7</b>		<b>\$189.5</b>	<b>\$11.6</b>

<sup>(1)</sup> Sale price does not include transaction costs associated with disposition.

<sup>(2)</sup> As at the date of disposition.

## Other

On January 16, 2025, Moody's withdrew all credit ratings of Granite at Granite's request. The outlook prior to the withdrawal was stable.

On February 4, 2025, Granite LP issued the 2026 Debentures. Through the 1.355% Swap, Granite has exchanged the Canadian dollar denominated principal and floating rate interest payments related to the 2026 Debentures for Euro denominated principal and fixed interest payments, resulting in an effective fixed interest rate of 0.27% per annum for the term of the 2026 Debentures.

On February 4, 2025, Granite LP repaid in full, without penalty, the outstanding \$300.0 million aggregate principal amount of the December 2026 Term Loan.

On February 13, 2025, Granite signed a 12-year lease agreement with a leading global consumer food product company for approximately 391,000 square feet to be constructed as the third phase of the development site in Houston, Texas for approximately US\$50.0 million. The lease will commence upon completion of the property, which is expected to occur in the fourth quarter of 2026 and is expected to generate a stabilized development yield of approximately 7.5%.

On March 28, 2025, Granite amended its existing senior unsecured revolving credit facility agreement to extend the maturity date for a new five-year term to March 31, 2030.

On May 22, 2025, Granite announced the renewal of its NCIB and its intention to purchase for cancellation up to an aggregate of 6,060,162 of its issued and outstanding Units, from time to time, if the Units are trading at a price that Granite believes is materially below intrinsic value. The NCIB is for a 12-month period beginning on May 26, 2025 and will conclude on the earlier of the date on which purchases under the bid have been completed and May 25, 2026. For the year ended December 31, 2025, Granite repurchased 2,157,281 Units through the NCIB at an average cost of \$67.01 for total consideration of \$144.6 million, excluding commissions and taxes on net repurchases of Units.

On June 5, 2025, at the 2025 Unitholders Meeting, 97.0% votes in favour were received for Granite's non-binding advisory resolution on its approach to executive compensation.

On August 6, 2025, Granite announced that it released its 2024 Global ESG+R Report, which follows the GRI framework with TCFD and SASB disclosures.

On October 14, 2025, Granite LP prepaid EUR 10.0 million aggregate principal amount of the September 2026 Term Loan with no prepayment penalty. In conjunction with the prepayment, a EUR 10.0 million principal portion of the 4.3325% Swap was terminated on October 14, 2025 and the related mark to market liability was settled.

On November 5, 2025, Granite announced that it had increased its targeted annualized distribution to \$3.55 from \$3.40 per Unit, to be effective upon the December 2025 distribution, payable in January 2026.

On December 10, 2025, Granite announced its intention to voluntarily delist from the NYSE and deregister from its SEC reporting obligations.

On December 12, 2025, Granite announced that the last day of trading Units on the NYSE was expected to be December 31, 2025 and that trading on the OTCQX platform was expected to begin on January 2, 2026. The last day of trading of Granite's Units on the NYSE was December 31, 2025.

## **2026**

On January 2, 2026, the Units began trading on the OTCQX platform, operated by OTC Markets Group Inc.

On January 5, 2026, Granite REIT filed a Form 15F with the SEC to terminate the registration of its Units and its corresponding reporting obligations under the United States Securities Exchange Act of 1934.

On January 22, 2026, Granite amended its existing senior unsecured revolving credit facility agreement to extend the maturity date for a new five-year term to January 22, 2031.

On January 30, 2026, Granite completed the disposition of a 0.2 million square foot income-producing property in the Netherlands, that was classified as an asset held for sale as at December 31, 2025, for gross proceeds of \$37.6 million (€23.4 million).

On February 13, 2026, Granite LP prepaid the remaining EUR 50.0 million aggregate principal amount of the September 2026 Term Loan with no prepayment penalty. In conjunction with the prepayment, the remaining EUR 50.0 million principal portion of the 4.3325% Swap was terminated on February 13, 2026 and the related mark to market liability was settled. Therefore, as at February 25, 2026, the September 2026 Term Loan and 4.3325% Swap were repaid in full.

On February 25, 2026, the trustees of Granite appointed Ms. Amber Choudhry and Mr. Jonathan Kelly to Granite's Board of Trustees. Mr. Peter Aghar, a trustee since June 2017, and Ms. Sheila A. Murray, a trustee since June 2019, will not be standing for re-election at Granite's next Annual General Meeting expected to be held in June 2026.

On or about February 25, 2026, Granite intends to file a prospectus supplement (the "Prospectus Supplement") to the Equity Shelf Prospectus to re-establish an at-the-market equity distribution program pursuant to which Granite may issue and sell up to \$250 million of Units from treasury to the public from time to time, at Granite's discretion, at the prevailing market price, on the TSX or any other existing trading market for the Units in Canada.

## **BUSINESS OVERVIEW**

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Granite is a Canadian-based real estate investment trust engaged in the acquisition, development, ownership and management of logistics, warehouse and industrial properties in North America and Europe. As at February 25, 2026, Granite owns 147 investment properties in six countries having approximately 62.6 million square feet of gross leasable area.

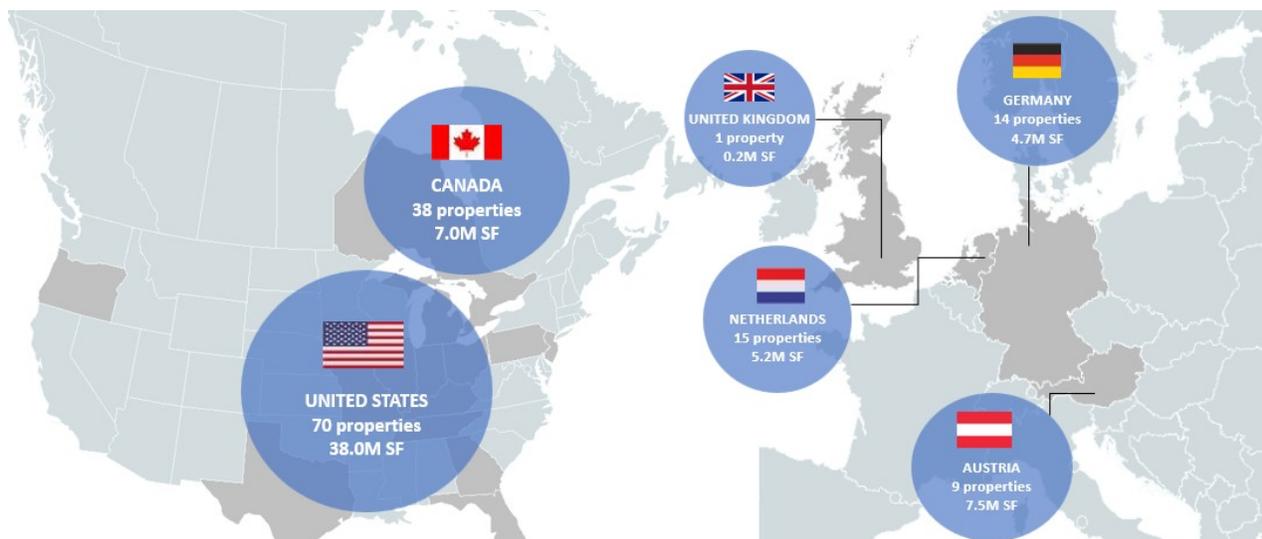
Granite provides unitholders with stable cash flow growth generated by revenue it derives from the ownership of and investment in income-producing real estate properties and development properties. It strives to maximize long term unit value through the execution of its long-term strategy of building an institutional quality and globally diversified industrial real estate business. Underpinning this strategy, Granite seeks to grow and diversify its asset base through acquisitions, development, re-development and dispositions; to drive organic growth through leasing execution and asset management; maintain a conservative balance sheet; and to reduce its exposure to its largest tenant, Magna, and the special purpose properties.

Granite is financially well-positioned to execute on its strategic plan including to capitalize on any strategic opportunities as they arise within its targeted geographic footprint as well as to benefit from a net leverage ratio of 35% and as of February 25, 2026, available liquidity of approximately \$0.9 billion. Granite believes this favourable liquidity position and continued conservative leverage will facilitate Granite's near-term objectives to drive net asset value per Unit growth through strategic capital allocation including, development, opportunistic acquisitions, dispositions of non-strategic assets and accretive Unit repurchases, and to execute on its long-term strategy of building an institutional quality and globally diversified industrial real estate business.

## Investment Properties

Granite's investment properties consist of income-producing properties and development properties as set out in the audited consolidated combined financial statements as at December 31, 2025. Granite's investment properties by geographic location, property count and square footage as at February 25, 2026 are summarized below:

### Investment Properties Summary Six countries/147 properties/62.6 million square feet



## Income-Producing Properties

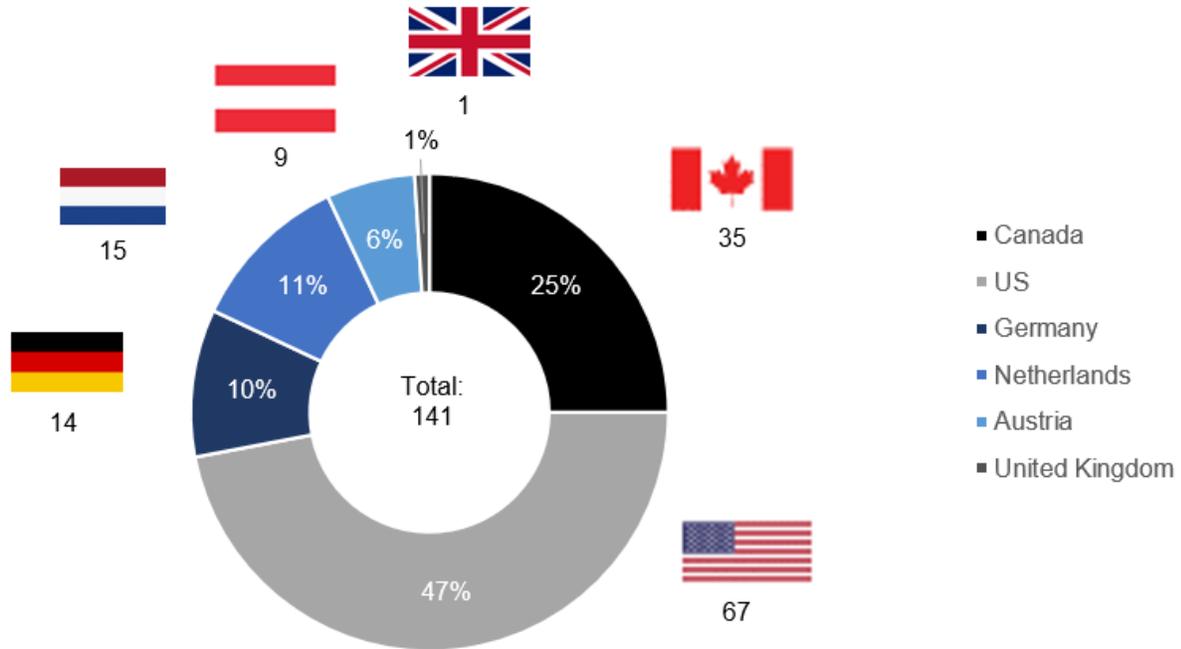
### Geographic Breakdown

As at December 31, 2025, Granite's income-producing properties were located in six countries: Canada, the United States, Netherlands, Austria, Germany and the United Kingdom. Lease payments are denominated in four currencies: the Canadian dollar, the US dollar, the Euro and the British pound. Unless the context requires otherwise, references to income-producing properties do not include the properties currently classified by Granite as development properties (six properties) as set out in the audited consolidated combined financial statements as at December 31, 2025.

The following charts show the geographic breakdown of Granite’s income-producing properties by number and approximate square footage as at December 31, 2025:

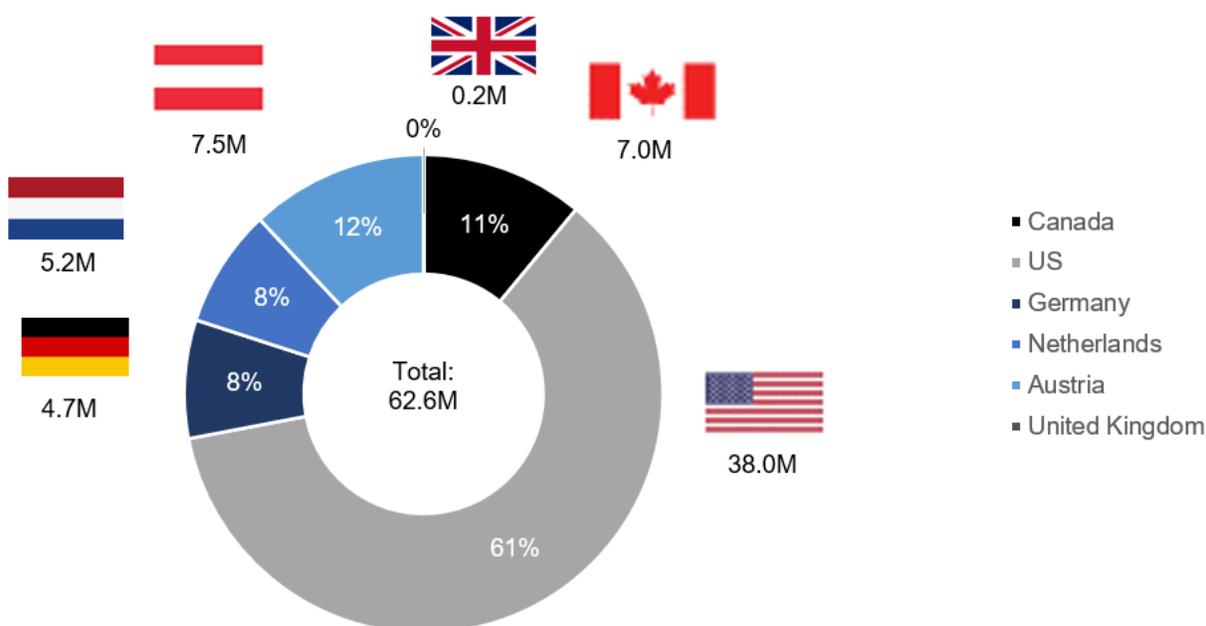
**Geographic Breakdown**

Number of Income-Producing Properties(1)



(1) The chart does not include development properties (six properties) in the consolidated combined financial statements as at December 31, 2025.

Square Feet<sup>(1)</sup>



(1) The chart does not include development properties (six properties) in the consolidated combined financial statements as at December 31, 2025.

The following table shows the geographic breakdown of Granite's income-producing properties by fair value as at December 31, 2025:

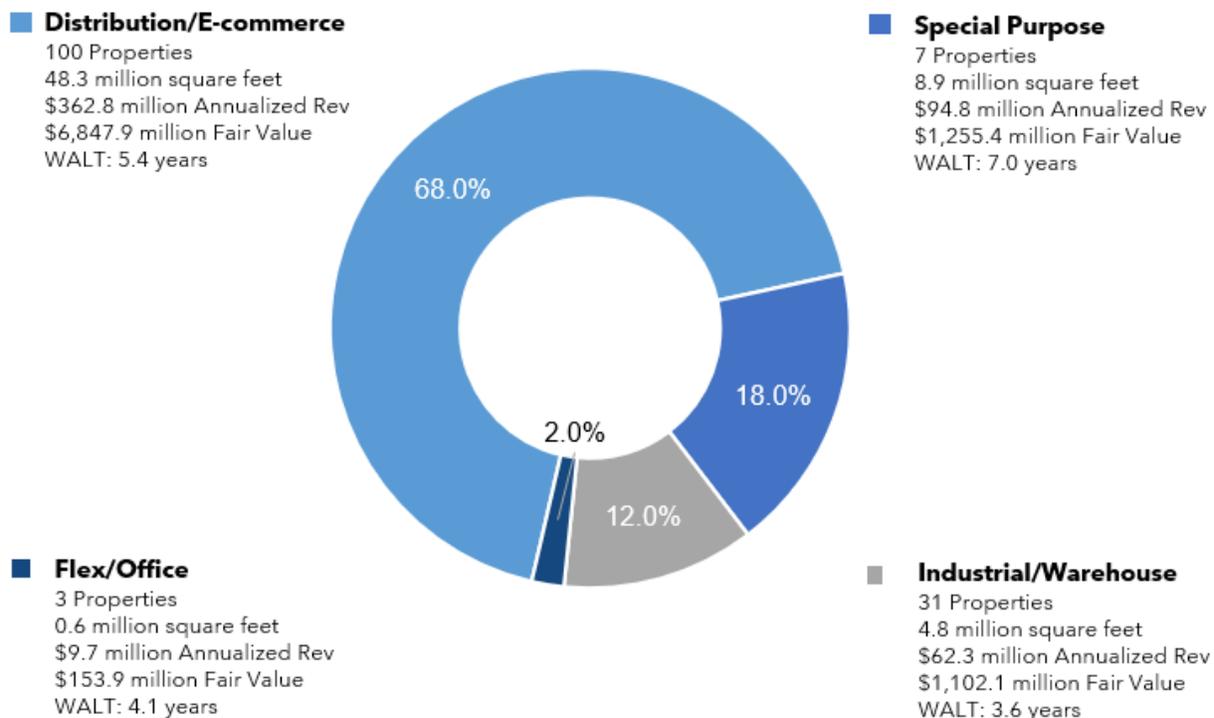
Real Estate Assets		
Location	Income-Producing Property Portfolio Fair Value (in millions)	Income-Producing Property Portfolio Fair Value
<b>North America</b>		
Canada	\$ 2,046.1	21.9 %
United States	4,912.7	52.4 %
<b>Europe</b>		
Austria	886.1	9.5 %
Germany	658.4	7.0 %
Netherlands	820.0	8.8 %
United Kingdom	36.0	0.4 %
<b>Total</b>	<b>\$ 9,359.3</b>	<b>100.0 %</b>

### Property Types

Substantially all of Granite's income-producing properties are for industrial use and can be categorized as (i) distribution/e-commerce, (ii) industrial/warehouse, (iii) flex/office, or (iv) special purpose properties designed and built with specialized features and leased primarily to Magna.

The chart below illustrates the proportion of Granite’s annualized revenue from income-producing properties that are distribution/e-commerce, industrial/warehouse, flex/office or special purpose properties as at December 31, 2025.

**Annualized Revenue<sup>(1)</sup> by Property Type**



<sup>(1)</sup> The chart does not include development properties (six properties) in the consolidated combined financial statements as at December 31, 2025.

## Tenant Overview

In addition to Magna, at December 31, 2025, Granite had 131 other tenants from various industries that in aggregate comprised 74% of Granite's annualized revenue. Each of these tenants accounted for less than 4% of Granite's annualized revenue as at December 31, 2025.

Granite's top 10 tenants by annualized revenue at December 31, 2025 are summarized in the table below:

Top 10 Tenants Summary				
Tenant	Annualized Revenue %	GLA % <sup>(4)</sup>	WALT (years) <sup>(3)</sup>	Credit Rating <sup>(1)(2)</sup>
Magna	26.3 %	19.4 %	5.7	A-
Amazon	3.6 %	3.9 %	13.2	AA
Wayfair	2.7 %	1.2 %	4.8	B3
Mars Petcare US	2.4 %	3.5 %	4.6	NR
TV Hardware Distribution, LLC	1.8 %	2.2 %	15.2	NR
ADESA	1.6 %	0.3 %	3.6	BB-
Light Mobility Solutions GmbH	1.6 %	1.3 %	9.9	NR
Restoration Hardware	1.5 %	2.0 %	2.3	B3
Hanon Systems	1.4 %	0.7 %	5.2	AA-
Samsung Electronics America	1.4 %	1.2 %	0.7	AA-
<b>Top 10 Tenants</b>	<b>44.3 %</b>	<b>35.7 %</b>	<b>6.6</b>	

<sup>(1)</sup> Credit rating is quoted on the Standard & Poor's rating scale or equivalent where publicly available. NR refers to Not Rated.

<sup>(2)</sup> The credit rating indicated may, in some instances, apply to an affiliated company of Granite's tenant which may not be the guarantor of the lease.

<sup>(3)</sup> Weighted average lease term-to-maturity.

<sup>(4)</sup> Assets held for sale are excluded from investment properties and related property metrics. Accordingly, two such assets that were held for sale as at December 31, 2025 were excluded from investment properties and related metrics throughout this MD&A.

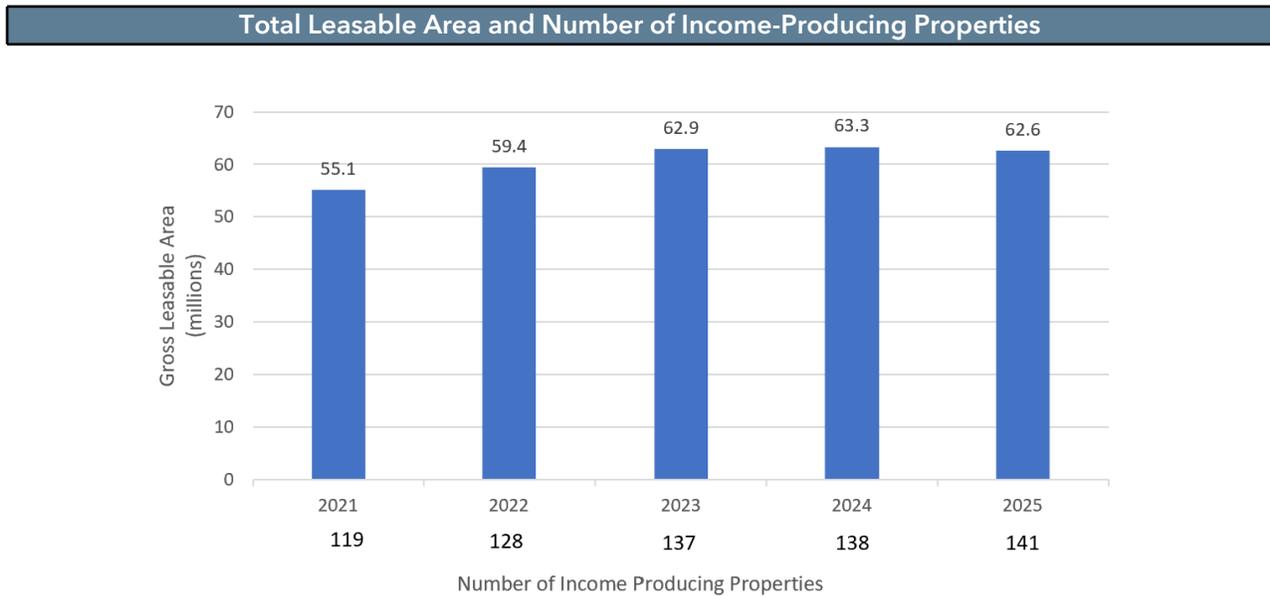
As at December 31, 2025, Magna, a diversified global automotive supplier, was the tenant at 27 of Granite's income-producing properties and lease payments under those leases represented approximately 26% of Granite's annualized revenue. See "– Magna, Granite's Largest Tenant".

Granite believes that its existing portfolio of Magna-tenanted properties provides a level of stability for its business. Six of Granite's seven special purpose properties are occupied exclusively by Magna in Canada and Austria. Magna has invested significant capital in these active production facilities making it expensive to relocate. The special purpose attributes of these properties may make it more difficult to lease to future tenants should Magna vacate (see "Risk Factors"), but with a weighted average remaining lease term of 5.7 years as at December 31, 2025, they also present the opportunity for a stable and, relative to distribution/e-commerce, industrial/warehouse or flex/office properties, enhanced rental income stream. See "– Magna, Granite's Largest Tenant". On balance, the risk profile of the special purpose properties is substantially similar to that of Granite's distribution/e-commerce, industrial/warehouse and flex/office properties.

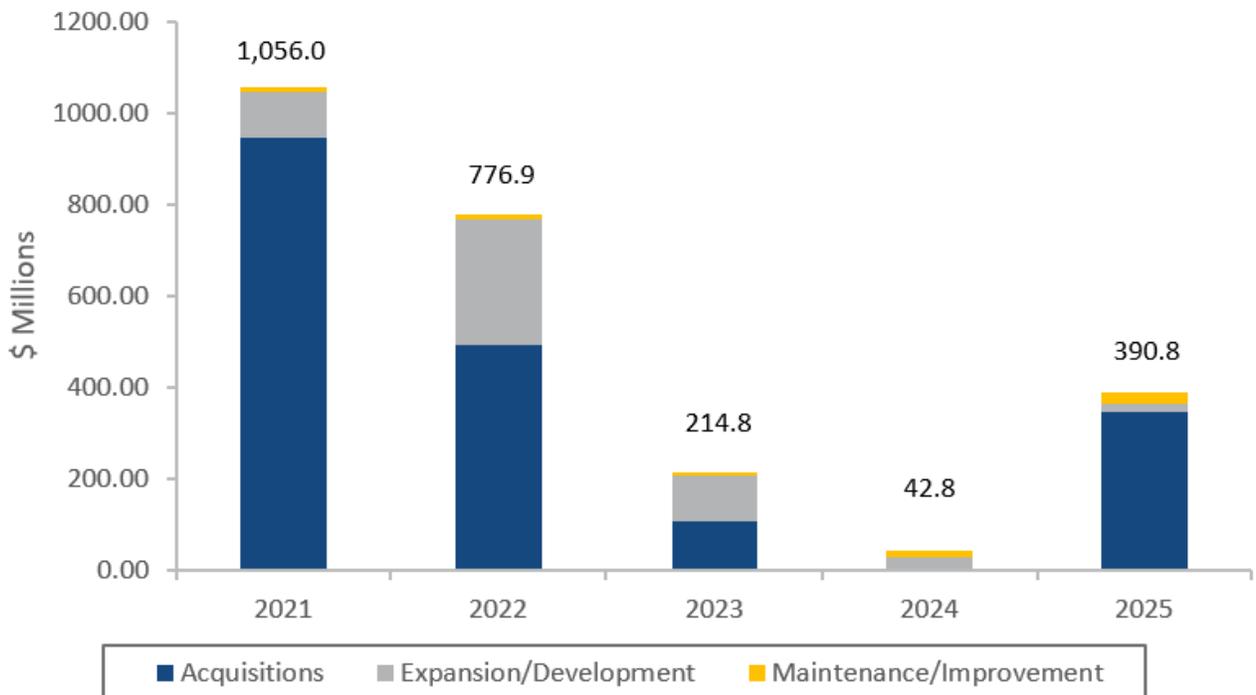
## Profile of Granite’s Real Estate Portfolio

### Granite’s Income-Producing Real Estate Portfolio

The following chart shows the total leasable area (excluding assets held for sale) and number of income-producing properties within Granite’s income-producing property portfolio as at December 31st in each of the last five years:



The chart below shows Granite’s historical capital expenditures for its real estate portfolio, including (i) acquisitions; (ii) expansion/development, and (iii) maintenance/improvements in each of the last five years:



### **Schedule of Lease Expiries**

The weighted average remaining term to expiry based on leased area for income-producing properties was as follows as at December 31 in each of the last five years:

December 31, 2025 – 5.5 years;  
December 31, 2024 – 5.7 years;  
December 31, 2023 – 6.2 years;  
December 31, 2022 – 5.9 years; and  
December 31, 2021 – 5.8 years.

## Lease Expiration

As at December 31, 2025, Granite's portfolio had a weighted average lease term by square footage of 5.5 years (December 31, 2024 - 5.7 years) with lease expiries by GLA (in thousands of square feet) and any lease renewals committed adjusted accordingly, lease count and annualized revenue as set out in the table below:

<b>Lease Maturity Summary</b>																			
Country	Total GLA	Total Lease Count	Total Annualized Revenue \$	Vacancies		2026		2027		2028		2029		2030		2031		2032 and Beyond	
				Sq Ft	Sq Ft	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$	Sq Ft	Annualized Revenue \$
Canada	7,007	37	100.1	-	720	9.5	529	7.2	775	12.3	816	13.5	1,274	22.4	-	-	-	2,893	35.2
Canada-committed <sup>(1)</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Canada - net</b>	<b>7,007</b>	<b>37</b>	<b>100.1</b>	<b>-</b>	<b>720</b>	<b>9.5</b>	<b>529</b>	<b>7.2</b>	<b>775</b>	<b>12.3</b>	<b>816</b>	<b>13.5</b>	<b>1,274</b>	<b>22.4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,893</b>	<b>35.2</b>
United States	38,035	98	260.7	1,151	3,702	29.7	3,161	20.5	8,269	50.3	4,840	40.2	3,369	23.6	1,232	8.2	12,311	88.2	
United States-committed <sup>(1)</sup>	-	-	-	-	(1,960)	(11.8)	-	-	76	0.6	-	-	-	-	248	1.6	1,636	9.6	
<b>United States - net</b>	<b>38,035</b>	<b>98</b>	<b>260.7</b>	<b>1,151</b>	<b>1,742</b>	<b>17.9</b>	<b>3,161</b>	<b>20.5</b>	<b>8,345</b>	<b>50.9</b>	<b>4,840</b>	<b>40.2</b>	<b>3,369</b>	<b>23.6</b>	<b>1,480</b>	<b>9.8</b>	<b>13,947</b>	<b>97.8</b>	
United States - committed vacancy <sup>(2)</sup>	-	-	-	(400)	-	-	-	-	-	-	253	-	-	-	-	-	-	147	-
<b>United States - net with committed vacancy</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>751</b>	<b>1,742</b>	<b>17.9</b>	<b>3,161</b>	<b>20.5</b>	<b>8,345</b>	<b>50.9</b>	<b>5,093</b>	<b>40.2</b>	<b>3,369</b>	<b>23.6</b>	<b>1,480</b>	<b>9.8</b>	<b>14,094</b>	<b>97.8</b>	
Austria	7,458	9	77.8	-	389	3.3	802	12.2	806	10.3	379	4.8	-	-	-	-	-	5,082	47.2
Austria-committed <sup>(1)</sup>	-	-	-	-	(389)	(3.3)	-	-	-	-	-	-	-	-	389	3.3	-	-	
<b>Austria-net</b>	<b>7,458</b>	<b>9</b>	<b>77.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>802</b>	<b>12.2</b>	<b>806</b>	<b>10.3</b>	<b>379</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>389</b>	<b>3.3</b>	<b>5,082</b>	<b>47.2</b>	
Germany	4,666	14	40.5	121	1,020	7.0	290	2.4	335	2.9	612	4.7	909	7.6	(303)	(2.2)	1,682	18.1	
Germany-committed <sup>(1)</sup>	-	-	-	-	(1,020)	(7.0)	-	-	-	-	717	4.8	-	-	303	2.2	-	-	
<b>Germany-net</b>	<b>4,666</b>	<b>14</b>	<b>40.5</b>	<b>121</b>	<b>-</b>	<b>-</b>	<b>290</b>	<b>2.4</b>	<b>335</b>	<b>2.9</b>	<b>1,329</b>	<b>9.5</b>	<b>909</b>	<b>7.6</b>	<b>-</b>	<b>-</b>	<b>1,682</b>	<b>18.1</b>	
Netherlands	5,207	15	47.4	-	355	2.1	1,125	9.3	302	3.6	500	3.8	1,705	17.5	-	-	-	1,219	11.1
Netherlands - committed <sup>(1)</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Netherlands - net</b>	<b>5,207</b>	<b>15</b>	<b>47.4</b>	<b>-</b>	<b>355</b>	<b>2.1</b>	<b>1,125</b>	<b>9.3</b>	<b>302</b>	<b>3.6</b>	<b>500</b>	<b>3.8</b>	<b>1,705</b>	<b>17.5</b>	<b>-</b>	<b>-</b>	<b>1,219</b>	<b>11.1</b>	
United Kingdom	187	1	3.1	-	-	-	187	3.1	-	-	-	-	-	-	-	-	-	-	
United Kingdom - committed <sup>(1)</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>United Kingdom - net</b>	<b>187</b>	<b>1</b>	<b>3.1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>187</b>	<b>3.1</b>	<b>-</b>	<b>-</b>									
<b>Total - Gross</b>	<b>62,560</b>	<b>173</b>	<b>529.6</b>	<b>1,272</b>	<b>6,186</b>	<b>51.6</b>	<b>6,094</b>	<b>54.7</b>	<b>10,487</b>	<b>79.4</b>	<b>7,147</b>	<b>67.0</b>	<b>7,257</b>	<b>71.1</b>	<b>929</b>	<b>6.0</b>	<b>23,187</b>	<b>199.8</b>	
<b>Total-committed<sup>(1)</sup></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(3,369)</b>	<b>(22.1)</b>	<b>-</b>	<b>-</b>	<b>76</b>	<b>0.6</b>	<b>717</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>940</b>	<b>7.1</b>	<b>1,636</b>	<b>9.6</b>	
<b>Total-Net, December 31, 2025</b>	<b>62,560</b>	<b>174</b>	<b>529.6</b>	<b>1,272</b>	<b>2,817</b>	<b>29.5</b>	<b>6,094</b>	<b>54.7</b>	<b>10,563</b>	<b>80.0</b>	<b>7,864</b>	<b>71.8</b>	<b>7,257</b>	<b>71.1</b>	<b>1,869</b>	<b>13.1</b>	<b>24,823</b>	<b>209.4</b>	
Total-Committed vacancy <sup>(2)</sup>	-	-	-	(400)	-	-	-	-	-	-	253	-	-	-	-	-	-	147	-
Total-Committed occupancy <sup>(3)</sup>	-	-	-	872	2,817	29.5	6,094	54.7	10,563	80.0	8,117	71.8	7,257	71.1	1,869	13.1	24,970	209.4	
<b>% of portfolio as at December 31, 2025:</b>																			
*by sq ft (in %)	100.0			2.0	4.5		9.7		16.9		12.6		11.6		3.0		39.7		
* by Annualized Revenue (in %)			100.0			5.6		10.3		15.1		13.6		13.4		2.5		39.5	
<b>% of committed portfolio as at February 25, 2026<sup>(3)</sup></b>																			
*by sq ft (in %)	100.0			1.4	4.5		9.7		16.9		13.0		11.6		3.0		39.9		

<sup>(1)</sup> Committed represents leases signed on expiring GLA up to the current period end.

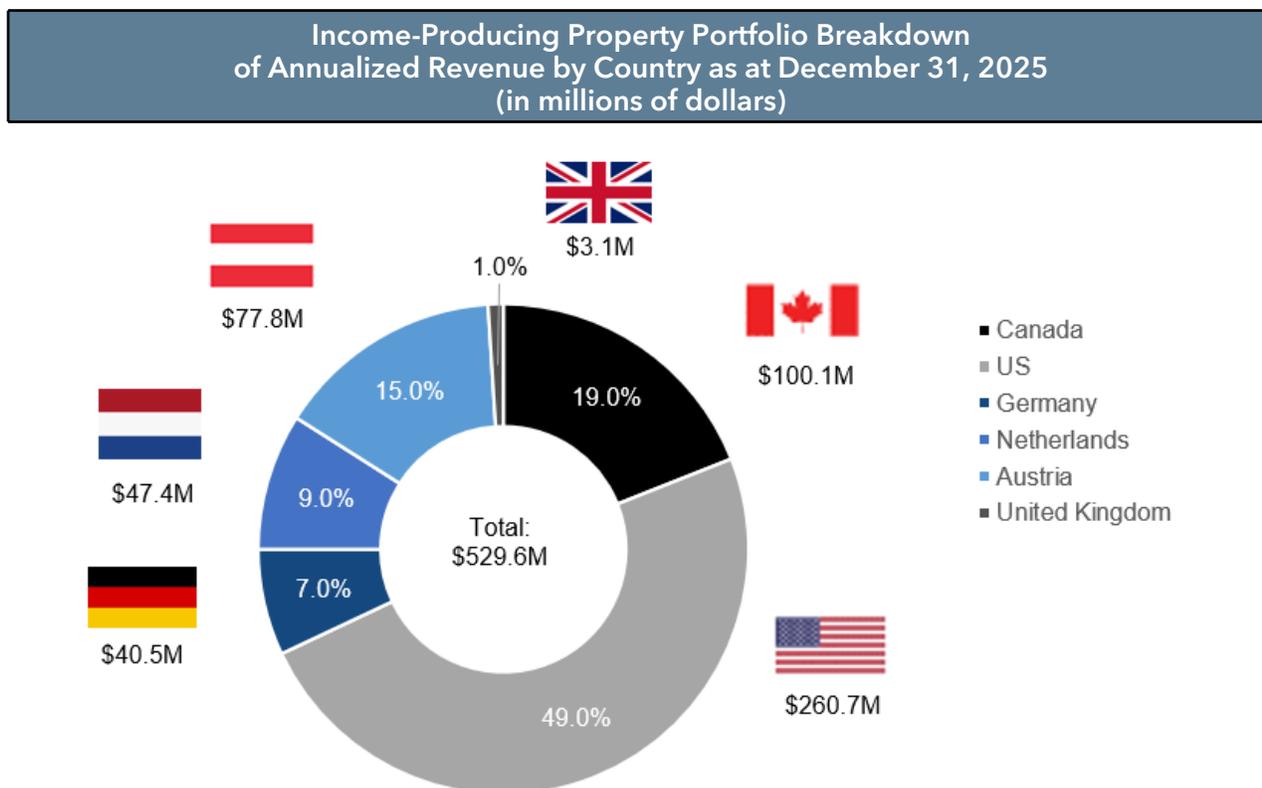
<sup>(2)</sup> Committed vacancy represents leases commencing after the current period end, signed up until the date of the AIF, on vacant GLA.

<sup>(3)</sup> Committed occupancy includes net occupancy as at the current period end and committed vacancy as noted above.

## Principal Markets in which Granite Operates

### Geographic Diversification

The following chart shows a breakdown of Granite's annualized revenue by country from income-producing properties as at December 31, 2025:



### Income-Producing Properties

The chart below shows the breakdown of Granite's income-producing property portfolio by country, property type, fair value and number of properties as at December 31, 2025:

**Income-Producing Property Portfolio  
Breakdown by Country, Property Type, Fair Value & Number of Properties  
as at December 31, 2025 (in millions of dollars)**

Country	Distribution/ E-Commerce		Industrial/ Warehouse		Flex/Office		Special purpose properties		Total	
	Fair Value	#	Fair Value	#	Fair Value	#	Fair Value	#	Fair Value	#
Canada	\$ 684.7	9	\$ 872.4	22	\$ 86.0	2	\$ 402.9	2	\$ 2,046.1	35
United States	4,829.1	65	15.8	1	67.9	1	–	–	4,912.7	67
Austria	–	–	110.9	5	–	–	775.2	4	886.1	9
Germany	478.1	10	103.0	3	–	–	77.3	1	658.4	14
Netherlands	820.0	15	–	–	–	–	–	–	820.0	15
United Kingdom	36.0	1	–	–	–	–	–	–	36.0	1
<b>Total</b>	<b>\$6,847.9</b>	<b>100</b>	<b>\$1,102.1</b>	<b>31</b>	<b>\$153.9</b>	<b>3</b>	<b>\$1,255.4</b>	<b>7</b>	<b>\$ 9,359.3</b>	<b>141</b>

The table below is a listing of Granite's income-producing property portfolio by country as at December 31, 2025:

List of Income-Producing Properties by Region			
Property Address	Location	Property Type	Sq ft
365 Market Dr.	Milton, ON, CAN	Distribution/E-Commerce	195,944
600 Tesma Way	Concord, ON, CAN	Distribution/E-Commerce	144,862
2020 Logistics Dr.	Mississauga, ON, CAN	Distribution/E-Commerce	773,318
2095 Logistics Dr.	Mississauga, ON, CAN	Distribution/E-Commerce	232,552
8995 Airport Rd	Brampton, ON, CAN	Distribution/E-Commerce	125,650
115 Sinclair Blvd.	Brantford, ON, CAN	Distribution/E-Commerce	397,080
195 Steinway Blvd.	Etobicoke, ON, CAN	Distribution/E-Commerce	68,612
102 Parkshore Dr.	Brampton, ON, CAN	Distribution/E-Commerce	54,350
4 Bowery Rd.	Brantford, ON, CAN	Distribution/E-Commerce	409,767
2550 Steeles Avenue E.	Brampton, ON, CAN	Flex/Office	253,410
1000 Tesma Way	Concord, ON, CAN	Flex/Office	48,951
225 Claireville Dr.	Etobicoke, ON, CAN	Industrial/Warehouse	214,180
190 Claireville Dr.	Etobicoke, ON, CAN	Industrial/Warehouse	–
210 Citation Dr.	Concord, ON, CAN	Industrial/Warehouse	245,962
201 Confederation Pkwy	Concord, ON, CAN	Industrial/Warehouse	214,667
401 Caldari Rd.	Concord, ON, CAN	Industrial/Warehouse	200,834
140 Staffern Dr.	Concord, ON, CAN	Industrial/Warehouse	173,445
251 Aviva Park Dr.	Concord, ON, CAN	Industrial/Warehouse	275,552
67 Green Lane	Markham, ON, CAN	Industrial/Warehouse	90,879
90 Snidercroft Rd	Concord, ON, CAN	Industrial/Warehouse	115,805
20 Pullman Crt.	Scarborough, ON, CAN	Industrial/Warehouse	41,163
2000 Langstaff Rd.	Concord, ON, CAN	Industrial/Warehouse	115,030
141 Staffern Dr.	Concord, ON, CAN	Industrial/Warehouse	143,363
430 Cochrane Dr.	Concord, ON, CAN	Industrial/Warehouse	98,893
800 Tesma Way	Concord, ON, CAN	Industrial/Warehouse	190,686
1755 Argentia Rd.	Mississauga, ON, CAN	Industrial/Warehouse	253,000
555 Beck Cres.	Ajax, ON, CAN	Industrial/Warehouse	148,585
5600 Timberlea Blvd.	Mississauga, ON, CAN	Industrial/Warehouse	22,786
5610 Timberlea Blvd.	Mississauga, ON, CAN	Industrial/Warehouse	43,323
5620 Timberlea Blvd.	Mississauga, ON, CAN	Industrial/Warehouse	23,525
5630 Timberlea Blvd.	Mississauga, ON, CAN	Industrial/Warehouse	29,722
100 Ronson Dr.	Etobicoke, ON, CAN	Industrial/Warehouse	74,091
110 Ronson Dr.	Etobicoke, ON, CAN	Industrial/Warehouse	72,156
331 Market Dr.	Milton, ON, CAN	Special Purpose Property	928,617
400 Chisholm Dr.	Milton, ON, CAN	Special Purpose Property	586,402
<b>Total Canada</b>			<b>7,007,162</b>
Elin-Süd-Straße 14	Weiz, AT	Industrial/Warehouse	88,178
Neudorf 164	Neudorf bei Ilz, AT	Industrial/Warehouse	300,560
Frank-Stronach-Straße 3	Albersdorf, AT	Industrial/Warehouse	125,421
Elin-Süd-Straße 16	Weiz, AT	Industrial/Warehouse	152,395
Elin-Süd-Straße 18	Weiz, AT	Industrial/Warehouse	226,419
Frank-Stronach-Straße 1	Albersdorf, AT	Special Purpose Property	806,675
Industriestraße 35	Lannach, AT	Special Purpose Property	802,029

**List of Income-Producing Properties by Region**

<b>Property Address</b>	<b>Location</b>	<b>Property Type</b>	<b>Sq ft</b>
Liebenauer Hauptstraße 317 ..	Graz, AT	Special Purpose Property	3,850,075
Walter-P.-Chrysler-Platz 1 .....	Graz, AT	Special Purpose Property	1,106,594
<b>Total Austria</b>			<b>7,458,346</b>
Im Ghai 36 .....	Altbach, GER	Distribution/E-Commerce	292,654
Belgrader Straße 2-4 .....	Straubing, GER	Distribution/E-Commerce	218,701
Heisenbergstraße 2 .....	Peine, GER	Distribution/E-Commerce	303,391
Opmünder Weg 80 .....	Soest, GER	Distribution/E-Commerce	308,310
Max-Herz-Straße 5 .....	Neumarkt in der Oberpfalz, GER	Distribution/E-Commerce	194,827
Max-Eyth-straße 2 .....	Empfingen, GER	Distribution/E-Commerce	116,218
Joseph-Meyer-Straße 3 .....	Erfurt, GER	Distribution/E-Commerce	717,133
Georg-Beatzel Strasse 15 .....	Wiesbaden, GER	Distribution/E-Commerce	209,390
Raiffeisenstrasse 28-32 .....	Korbach, GER	Distribution/E-Commerce	505,042
In der Langen Else 4 .....	Erfurt, GER	Distribution/E-Commerce	121,481
Unterm Hünenstein 4 .....	Heilbad Heiligenstadt, GER	Industrial/Warehouse	289,904
Peiner Straße 151-155 .....	Saltzgitter, GER	Industrial/Warehouse	364,724
Stettiner Straße 7 .....	Straubing, GER	Industrial/Warehouse	228,281
Jakob-Wolf-Straße 12 .....	Obertshausen, GER	Special Purpose Property	796,431
<b>Total Germany</b>			<b>4,666,487</b>
Blankenweg 22 .....	Bergen op Zoom, NL	Distribution/E-Commerce	627,535
Hertog Karelweg 22 .....	Haafden, NL	Distribution/E-Commerce	499,876
Nieuwesluisweg 250 .....	Botlek Rotterdam, NL	Distribution/E-Commerce	302,164
Heirweg 3 .....	Born, NL	Distribution/E-Commerce	259,378
Aquamarijnweg 1 .....	Bleiswijk, NL	Distribution/E-Commerce	238,598
Oude Graaf 15 .....	Weert, NL	Distribution/E-Commerce	291,871
De Kroonstraat 1 .....	Tilburg, NL	Distribution/E-Commerce	494,780
Francis Baconstraat 4 .....	Ede, NL	Distribution/E-Commerce	125,098
Industrieweg 15 .....	Voorschoten, NL	Distribution/E-Commerce	355,140
Zuidelijke Havenweg 2 .....	Hengelo, NL	Distribution/E-Commerce	307,923
Beurtvaartweg 2-4 .....	Nijmegen, NL	Distribution/E-Commerce	148,219
Sprengenweg 1-2 .....	Nijmegen, NL	Distribution/E-Commerce	195,903
Swaardvenstraat 75 .....	Tilburg, NL	Distribution/E-Commerce	496,399
Hazeldonk 6520-6524 .....	Breda, NL	Distribution/E-Commerce	577,774
Hazeldonk 6526-6530 .....	Breda, NL	Distribution/E-Commerce	287,644
<b>Total Netherlands</b>			<b>5,208,302</b>
2100 Center Square Rd. ....	Logan Township, NJ, USA	Distribution/E-Commerce	365,760
101 Clyde Alexander Ln. ....	Pooler, GA, USA	Distribution/E-Commerce	347,280
41 Martha Dr. ....	Bethel, PA, USA	Distribution/E-Commerce	750,000
972 Conestoga Pkwy. ....	Shepherdsville, KY, USA	Distribution/E-Commerce	631,336
18201 NE Portal Way .....	Portland, OR, USA	Distribution/E-Commerce	264,984
8741 Jacquemin Dr. ....	West Chester, OH, USA	Distribution/E-Commerce	601,065
1201 Allpoints Court .....	Plainfield, IN, USA	Distribution/E-Commerce	510,965
535 Gateway Blvd. ....	Monroe, OH, USA	Distribution/E-Commerce	651,515
601/673 Gateway Blvd. ....	Monroe, OH, USA	Distribution/E-Commerce	649,312
8735 South Crossroad Dr. ....	Olive Branch, MS, USA	Distribution/E-Commerce	869,892
3870 South Ronald Reagan Pkwy. ....	Plainfield, IN USA	Distribution/E-Commerce	597,025

**List of Income-Producing Properties by Region**

Property Address	Location	Property Type	Sq ft
15 Commerce Pkwy.	West Jefferson, OH, USA	Distribution/E-Commerce	1,305,000
10 Enterprise Pkwy.	West Jefferson, OH, USA	Distribution/E-Commerce	843,098
100 Enterprise Pkwy.	West Jefferson, OH, USA	Distribution/E-Commerce	1,223,780
115 Enterprise Pkwy.	West Jefferson, OH, USA	Distribution/E-Commerce	743,600
181 Antrim Commons Dr.	Greencastle, PA, USA	Distribution/E-Commerce	432,000
120 Velocity Way	Shepherdsville, KY, USA	Distribution/E-Commerce	721,050
3501 N Lancaster Hutchins Rd.	Lancaster, TX, USA	Distribution/E-Commerce	196,366
201 Sunridge Blvd.	Wilmer, TX, USA	Distribution/E-Commerce	822,550
1222 Commerce Pkwy.	Horn Lake, MS, USA	Distribution/E-Commerce	300,145
831 North Graham Rd.	Greenwood, IN, USA	Distribution/E-Commerce	496,416
100 Clyde Alexander Lane	Pooler, GA, USA	Distribution/E-Commerce	689,400
1301 Chalk Hill Rd.	Dallas, TX, USA	Distribution/E-Commerce	2,300,173
330 E. Stateline Rd.	Southaven, MS, USA	Distribution/E-Commerce	910,000
440 E. Stateline Rd.	Southaven, MS, USA	Distribution/E-Commerce	754,000
5000 Village Creek Rd.	Fort Worth, TX, USA	Distribution/E-Commerce	605,489
4460 East Holmes Rd.	Memphis, TN, USA	Distribution/E-Commerce	449,600
4995 Citation Dr.	Memphis, TN, USA	Distribution/E-Commerce	366,800
8650 Commerce Dr.	Southaven, MS, USA	Distribution/E-Commerce	740,844
445 Airtech Pkwy.	Plainfield, IN, USA	Distribution/E-Commerce	622,440
6201 Green Pointe Dr.	Groveport, OH, USA	Distribution/E-Commerce	484,216
8754 Trade Port Dr.	West Chester, OH, USA	Distribution/E-Commerce	479,512
5415 Centerpoint Pkwy.	Obetz, OH, USA	Distribution/E-Commerce	478,053
8500 Tatum Rd.	Palmetto, GA, USA	Distribution/E-Commerce	982,777
3090 Hwy 42	Locust Grove, GA, USA	Distribution/E-Commerce	1,011,907
12 Tradeport Rd.	Nanticoke, PA, USA	Distribution/E-Commerce	1,391,228
250 Tradeport Rd.	Nanticoke, PA, USA	Distribution/E-Commerce	611,000
3801 Rock Creek Blvd.	Joliet, IL, USA	Distribution/E-Commerce	309,840
3900 Rock Creek Blvd.	Joliet, IL, USA	Distribution/E-Commerce	324,014
1695-1701 Crossroads Dr.	Joliet, IL, USA	Distribution/E-Commerce	459,070
2120 Logistics Way	Murfreesboro, TN, USA	Distribution/E-Commerce	844,480
60 Logistics Blvd.	Richwood, KY, USA	Distribution/E-Commerce	678,363
1243 Gregory Dr.	Antioch, IL, USA	Distribution/E-Commerce	454,276
1600 Rock Creek Blvd.	Joliet, IL, USA	Distribution/E-Commerce	137,544
8740 South Crossroads Dr.	Olive Branch, TN, USA	Distribution/E-Commerce	861,252
12577 Stateline Rd.	Olive Branch, TN, USA	Distribution/E-Commerce	408,197
5400 E. 500 S.	Whitestown, IN, USA	Distribution/E-Commerce	961,922
10566 Gateway Pt.	Clayton, IN, USA	Distribution/E-Commerce	911,552
2128 Gateway Pt.	Clayton, IN, USA	Distribution/E-Commerce	443,077
10144 Veterans Dr	Avon, IN, USA	Distribution/E-Commerce	712,800
10207 Veterans Dr.	Avon, IN, USA	Distribution/E-Commerce	291,600
13220 Crosby Fwy.	Houston, TX, USA	Distribution/E-Commerce	295,640
13230 Crosby Fwy.	Houston, TX, USA	Distribution/E-Commerce	373,150
13250 Crosby Fwy.	Houston, TX, USA	Distribution/E-Commerce	687,902
100 Business Park Dr.	Lebanon, TN, USA	Distribution/E-Commerce	169,250
120 Business Park Dr.	Lebanon, TN, USA	Distribution/E-Commerce	175,000
150 Business Park Dr.	Lebanon, TN, USA	Distribution/E-Commerce	165,000
905 Belle Ln.	Bolingbrook, IL, USA	Distribution/E-Commerce	220,620

List of Income-Producing Properties by Region			
Property Address	Location	Property Type	Sq ft
3850 NW 126th Avenue .....	Coral Springs, FL, USA	Distribution/E-Commerce	48,068
3872 NW 126th Avenue .....	Coral Springs, FL, USA	Distribution/E-Commerce	76,432
201 NW 22nd Avenue .....	Fort Lauderdale, FL, USA	Distribution/E-Commerce	221,627
7909 Northcourt Road .....	Houston, TX, USA	Distribution/E-Commerce	644,848
7865 Northcourt Road .....	Houston, TX, USA	Distribution/E-Commerce	123,809
7875 North Court Road .....	Houston, TX, USA	Distribution/E-Commerce	119,140
7885 Northcourt Road .....	Houston, TX, USA	Distribution/E-Commerce	160,000
39600 Lewis Dr. ....	Novi, MI, USA	Flex/Office	307,125
1000/1100 Integram Dr. ....	Pacific, MO, USA	Industrial/Warehouse	246,327
<b>Total USA</b>			<b>38,032,503</b>
Brackmills Industrial Estate, Salthouse Rd. ....	Northampton, UK	Distribution/E-Commerce	187,292
<b>Total UK</b>			<b>187,292</b>
<b>Total Portfolio</b>			<b>62,560,092</b>

### *Development Properties*

As of December 31, 2025, Granite's development properties are comprised of both properties under development and land held for development which includes:

- i. a 34.0 acre site in Brantford, Ontario where Granite is currently seeking site plan approval for its second phase of development for up to 0.7 million square feet;
- ii. a 68.7 acre site in Houston, Texas where Granite is currently seeking site plan approval and continues its site infrastructure work for the future phases of development for up to 0.7 million square feet;
- iii. a 30.8 acre site in Houston, Texas where Granite has commenced vertical construction at its 0.4 million square foot, 36' clear height, state-of-the-art modern distribution facility. The build-to-suit facility being constructed for a global consumer food product company is expected to be completed in the fourth quarter of 2026;
- iv. 12.9 acres of development land in West Jefferson, Ohio;
- v. the remaining 36.0 acre parcel of land in Brantford, Ontario, for the development of a multi-phased business park comprising a total of approximately 0.6 million square feet of modern distribution and logistics space upon completion; and
- vi. 10.1 acres of land in Brant County, Ontario for the development of a 0.2 million square foot modern distribution facility.

## Development and Expansion Projects

As at December 31, 2025, the attributes of Granite's development projects were as follows:

Development and Expansion Projects								
	Land acreage (in acres)	Expected sq ft of construction (in millions)	Start date of construction	Target completion date	Actual construction costs as at December 31, 2025	Expected total construction cost <sup>(1)</sup>	Cost of land	Total Expected Cost
<b>As at December 31, 2025</b>								
<b>Development Projects</b>								
12 Wright St., Brantford, ON <sup>(2)</sup>	33.9	0.7	Q2 2023	TBD	4.9	5.9	26.1	32.0
Houston, TX (Future Phases) <sup>(2)</sup>	68.7	0.7	Q3 2023	TBD	1.3	4.3	10.1	14.4
Houston, TX (Phase III Building 5)	30.8	0.4	Q1 2025	Q4 2026	18.3	61.5	6.8	68.3
	<b>133.4</b>	<b>1.8</b>			<b>\$24.5</b>	<b>\$71.7</b>	<b>\$43.0</b>	<b>\$114.7</b>

(1) Construction cost excludes cost of land.

(2) Total expected cost includes only development costs associated with the committed work at the property and does not include the cost of future building(s).

## Development, Expansion and Improvement Projects

Capital expenditures relate to sustaining the existing earnings capacity of the property portfolio and to generate new revenue streams and/or increase the productivity of a property. Capital expenditures can include development or expansion expenditures and maintenance or improvement capital expenditures. Development or expansion capital expenditures are discretionary in nature (until such time as Granite has committed to a construction contract or lease) and are incurred to generate new revenue streams and/or increase the productivity of a property as well as drive net asset value creation. As at December 31, 2025, Granite had three active development projects in Canada and the United States, expected to cost approximately \$72 million (excluding the cost of land) and deliver approximately 1.8 million square feet of incremental GLA. Maintenance or improvement capital expenditures relate to sustaining the existing earnings capacity of a property. During 2025, there were \$25.0 million in maintenance or improvement capital expenditures made by Granite at various properties.

For most development or construction projects, Granite uses its in-house experience or where appropriate, partners with local developers through development management agreements or joint venture arrangements to construct and manage specific elements of a project to maximize returns and minimize construction costs. On the remainder of its projects, Granite outsources design and construction. Depending on the nature and location of the project, Granite either manages construction with regular on-site supervision by its employees, or remotely through contracted third-party external property managers, cost, scope of work and other management control systems. Granite does not have long-term contractual commitments with its contractors, subcontractors, consultants or suppliers of materials, who are generally selected on a competitive bid basis.

## Foreign Exchange

As at December 31, 2025, approximately 83% of Granite's revenue was denominated in foreign currencies. As Granite reports its financial results in Canadian dollars and does not currently hedge all of its non-Canadian dollar net operating income, foreign currency fluctuations can

have a material impact on Granite's financial results. See "Risk Factors - Risks Relating to Granite's Business - Foreign Currency".

## **Leasing Arrangements**

### *Leases*

Granite's leases generally provide that the tenant is responsible for all costs of occupancy, including operating costs, property taxes, the costs of maintaining insurance in respect of the property, maintenance costs and non-structural replacement costs. The tenant is not responsible for income taxes or capital taxes charged to Granite.

Granite's leases generally provide that Granite is responsible, at its own expense, for structural repairs and replacements relating to the structural, non-process related elements of its properties. For certain components of a property, such as the roof membrane, paved areas and non-process related HVAC systems, the majority of Granite's leases provide that Granite pays for the costs of replacement as necessary and, in some of those cases, recovers such costs, plus interest, from the tenant over the expected useful life of the item replaced, as additional rent during the term of the lease.

### *Contractual Rental Escalations*

A majority of Granite's existing leases provide for periodic rent escalations based either on fixed- rate step increases or on the basis of a consumer price index adjustment.

### *Renewal Options*

A majority of Granite's existing leases include built-in renewal options, generally tied to either market rental rates or to the existing rent plus an increase based upon a consumer price index adjustment. In cases where the renewal is linked to market rates, the determination of market rent is, failing agreement, generally subject to arbitration.

### *Surrender Obligations*

Granite's leases generally provide that the tenant is obligated to surrender the premises to a condition consistent with the condition on the commencement date of the lease, subject to reasonable wear and tear.

The majority of Granite's leases provide that, if requested by the landlord, the tenant is obligated to remove any alterations to the premises carried out over the term of the lease.

### *Environmental Obligations*

Granite's leases also generally provide that the tenant must maintain the properties in accordance with applicable laws, including environmental laws, and that the tenant must remove all hazardous and toxic substances from the premises when and as required by applicable laws, regulations and ordinances and, in any event, prior to the termination of its occupation of the premises. Substantially all of Granite's leases also require the tenant to assume the costs of environmental compliance, including remediation or clean-up of any contamination that they have caused or contributed to on the leased premises. The leases generally also contain indemnities in Granite's favour with respect to environmental matters. In certain circumstances, these indemnities expire after a specified number of years following the termination of the lease. Despite the tenants' obligation to indemnify Granite, Granite is also responsible under applicable law for ensuring that its properties are in compliance with

environmental laws. See “Risk Factors – Risks Relating to Granite’s Business – Environmental Matters”.

The leases generally provide that Granite may conduct environmental assessments and audits from time to time at its sole expense. See “– Government Regulation”.

### *Restrictions on Sales and Tenant First Rights*

Most of Granite’s leases with Magna include a right of refusal in favour of the tenant with respect to the sale of the property in question. This right typically provides the tenant with a right to match any third party offer within a prescribed period of time, failing which Granite is free to accept the offer and complete the sale to the third party. Some of Granite’s leases with Magna provide that so long as the tenant is controlled, directly or indirectly, by Magna, Granite may not sell the property to a competitor of the tenant without the tenant’s consent. In addition, several of Granite’s non-Magna leases contain a first right in favour of the tenant to purchase the related property in the event Granite intends to sell such property.

### *Tenant Assignment and Subletting Rights*

Granite’s leases generally include a restriction on assignment or subletting by the tenant without Granite’s consent, other than in connection with certain permitted transfers such as an assignment or sublease to an affiliate of the tenant or in connection with the sale of all or substantially all of the tenant’s assets. Granite’s leases do not generally restrict a change of control of the tenant. In the majority of cases, the original tenant and/or any guarantor is not released from its obligations under the leases upon assignment, sublease or change of control.

## **Government Regulation**

Granite is subject to a wide range of laws and regulations imposed by governmental authorities, including zoning, building and similar regulations that affect its real estate holdings and tax laws and regulations in the various jurisdictions in which Granite operates.

## **Employees**

As at December 31, 2025, Granite employed 70 people, the majority of whom are based at its headquarters in Toronto, and the balance of whom are located in Austria, Netherlands and the United States. Granite is not party to any collective bargaining agreements with any of its employees.

## **Magna, Granite’s Largest Tenant**

As at December 31, 2025, Magna was the tenant at 27 of Granite’s income-producing properties and comprised 26% of Granite’s annualized revenue and 19% of Granite’s gross leasable area. According to its public disclosures, Magna International Inc. has a credit rating of A3 with a negative outlook by Moody’s, A (low) with a stable outlook by Morningstar DBRS and A- with a negative outlook by Standard & Poor’s. Magna is a global mobility technology company with complete vehicle engineering and contract manufacturing expertise. Magna’s product capabilities include body, chassis, exteriors, seating, powertrain, active driver assistance, electronics, mechatronics, mirrors, lighting and roof systems.

For information on the conditions affecting the automotive industry and Magna’s results of operations, Granite encourages investors to consult Magna’s public disclosure, including its most recent Management’s Discussion and Analysis of Results of Operations and Financial Position and its annual information form. None of those documents or their contents, however, shall be deemed to be incorporated by reference into this Annual Information Form. Granite

expects Magna to continuously seek to optimize its global manufacturing footprint and consequently, Magna may or may not renew leases for facilities currently under lease at their expiries.

Granite’s relationship with Magna is an arm’s length landlord and tenant relationship governed by the terms of Granite’s leases with Magna. Granite’s properties are generally leased to operating subsidiaries of Magna International Inc. and are not guaranteed by the parent company; however, Magna International Inc. is the tenant under certain of Granite’s leases.

## **ENVIRONMENTAL, SOCIAL, GOVERNANCE AND RESILIENCE (ESG+R)**

Transparency is a critical component of Granite’s sustainability commitment. In June 2020, Granite published an ESG overview which provided investors with a progress report against the principles outlined in its Sustainability Plan. In August 2025, Granite issued its fifth corporate responsibility report, Granite ESG+R Report 2024, which established over 15 different targets for Granite to pursue over the short, medium, and long term, including targets relating to: (i) reductions in landlord-controlled operational energy, water usage and greenhouse gas emissions, (ii) establishing on-site renewable energy installations on Granite’s properties, (iii) increasing the proportion of Granite’s portfolio that has obtained third-party green building certifications, and (iv) increasing energy, water, and waste data coverage among Granite’s tenants.

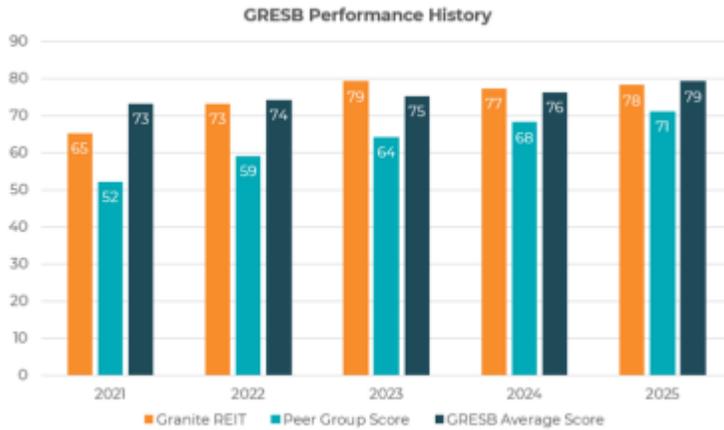
Granite recognizes the important role building owners can play in fostering the efficient use of resources and respecting our environment. As a good steward for investors, Granite seeks to practically incorporate sustainability in its actions and decision-making process, while generating returns for unitholders.

Consistent with this principle, Granite applies the following long-term ESG+R objectives in its business:

<b>Environmental</b>	<b>Social</b>	<b>Governance</b>	<b>Resilience</b>
Promote efficiency and sustainable practices at both Granite’s properties and corporate offices	Engage with investors, employees, tenants, property managers, and community	Disclose ESG+R performance as a commitment to transparency and accountability	Identify and mitigate potential climate-related risks within our portfolio

Granite’s ESG+R program is aligned with SASB, GRESB, GRI and is actively transitioning a multi-year alignment with TCFD to its successor framework, ISSB. Data provided herein has been reviewed by a third-party ESG+R consultant and represents a snapshot of current performance.

## 2025 GRESB



### Participation & Score



### Predefined Peer Group Ranking



GRESB assesses and scores the ESG performance of real estate portfolios around the world and in 2025, increased to over 2,300 participants. In 2025, Granite’s overall score increased by 1 point compared to the prior year and maintained a 1st place ranking in its peer group. Despite achieving a higher absolute score, Granite’s star rating decreased to a 2-star rating due to global participation and progressively more high-performing participating companies.

### 2025 GRESB Public Disclosure Report

#### Participation & Score



#### GRESB Public Disclosure Level



#### Comparison Group



In GRESB’s 2025 Public Disclosure Report, which evaluates the level of ESG disclosure by listed property companies and REITs, Granite was ranked 1st in the United States of America Industrial sector comprised of 10 reporting entities.

Below is a selection of key actions and performance items of Granite’s ESG+R program:

### Environmental – *Actions & Performance*

- Granite’s target is to reduce landlord-controlled energy, operational emissions (scope 1 and 2), and water by 25% on an intensity basis, per square foot, by the beginning of 2030 (or 2.5% annual reduction) at its properties<sup>1</sup>;
- Granite’s target is to increase the energy, emissions, water and waste data coverage across its portfolio to 50% of its income-producing portfolio by 2030 by collaborating with tenants, implementing green lease language, and obtaining data directly from the utility companies whenever available;
- Granite exceeded its previously updated target to support the production of new renewable energy through the installation of on-site solar PV systems with the capacity to generate 50 MW of electricity by 2025<sup>2</sup>. Solar PV systems with peak generation capacity of 49.82 MW are currently operational on Granite properties, resulting in Granite achieving 99.6% of its target for 2025;
- Beehives have been installed on Granite’s behalf at three properties to promote local biodiversity and engagement with tenants;
- Granite commits that all development projects controlled by Granite will be built to standards consistent with the scope of its Green Bond Framework and aims to certify 100% of new developments to a third-party green building certification standard (such as LEED, BREEAM, Green Globes, DGNB). To date, Granite has issued three green bonds totaling \$1.4 billion in net proceeds. As at December 31, 2025, Granite has fully allocated net proceeds of \$1 billion issued under the first two green bonds and has allocated \$222 million (55.9%) of net proceeds on the third bond to Eligible Green Projects under its Green Bond Framework;
- In the first quarter of 2025, Granite sent tenants an annual Sustainability Metrics Survey for the fiscal year 2024. The survey is used to identify what sustainability initiatives have been implemented at each property over the past year, including those initiated by tenants. A few highlights from fiscal year 2024 include LED lighting installed at 10 properties, building automation system upgrades made at 2 properties, and efficient HVAC systems installed at 2 properties; and
- Granite has exceeded the target to strategically evaluate and pursue applicable green building certifications at Granite’s properties and achieve 30% third-party green building certifications by floor area by 2030. Currently, 55.2% by floor area, or 42.7% by income-producing property count has been certified. Below is a list of Granite’s properties that have achieved a green certification.

Property	Size (Sq ft) in millions	Location	Certification Type	Level
<b>Canada</b>				
Expansion to 555 Beck Crescent	0.1	Ajax, ON	Green Globes New Construction	2 Green Globes

<sup>1</sup> Granite’s emissions reduction targets are aligned with the Paris Climate Accords' goal of limiting global warming to two degrees Celsius above pre-industrial levels.

<sup>2</sup> Onsite solar projects were installed at a total of 17 Granite assets as at December 31, 2025.

Property	Size (Sq ft) in millions	Location	Certification Type	Level
2020 Logistics Dr. ....	0.8	Mississauga, ON	IREM Certified Sustainable Property	Certified
Expansion to 2095 Logistics Dr. ....	0.1	Mississauga, ON	Green Globes New Construction	2 Green Globes
600 Tesma Way ....	0.1	Concord, ON	IREM Certified Sustainable Property	Certified
8995 Airport Rd. ....	0.1	Brampton, ON	IREM Certified Sustainable Property	Certified
4 Bowery Rd. ....	0.4	Brantford, ON	Green Globes New Construction	2 Green Globes
<b>Europe</b>				
Im Ghai 36 ....	0.3	Altbach, Germany	DGNB New Construction Logistics Buildings	Gold
Aquamarijweg 2 & 4 ....	0.2	Bleiswijk, Netherlands	BREEAM New Construction	Very Good
De Kroonstrat 1 (Phase 1), De Poosthoornstraat 2 (Phase 2) ....	0.5	Tilburg, Netherlands	BREEAM New Construction	Excellent
Francis Baconstraat 4 ....	0.1	Ede, Netherlands	BREEAM New Construction	Very Good
Oude Graaf 15 ....	0.2	Weert, Netherlands	BREEAM New Construction	Excellent
Swaardvenstraat 75 ....	0.5	Tilburg, Netherlands	BREEAM New Construction	Excellent
<b>United States</b>				
8500 Tatum Rd. ....	1.0	Palmetto, GA	IREM Certified Sustainable Property	Certified
100 Clyde Alexander Lane ....	0.7	Pooler, GA	LEED Core and Shell Development	Certified
101 Clyde Alexander Lane ....	0.3	Pooler, GA	LEED Core and Shell Development	Certified
3090 State Highway 42 ....	1.0	Locust Grove, GA	IREM Certified Sustainable Property	Certified
1243 Gregory Dr. ....	0.5	Antioch, IL	LEED Core and Shell Development	Silver
1600 Rock Creek Blvd ....	0.1	Joliet, IL	IREM Certified Sustainable Property	Certified
3801 Rock Creek Blvd ....	0.3	Joliet, IL	IREM Certified Sustainable Property	Certified
3900 Rock Creek Blvd. ....	0.3	Joliet, IL	IREM Certified Sustainable Property	Certified
905 Belle Lane ....	0.2	Bolingbrook, IL	Green Globes New Construction	2 Green Globes
1201 Allpoints Court ....	0.5	Plainfield, IN	Green Globes New Construction	2 Green Globes
445 Airtech Pkwy. ....	0.6	Plainfield, IN	IREM Certified Sustainable Property	Certified
10566 Gateway Point ....	0.9	Clayton, IN	IREM Certified Sustainable Property	Certified
831 North Graham Rd. ....	0.5	Greenwood, IN	IREM Certified Sustainable Property	Certified
3870 Ronald Reagan Pkwy. ....	0.6	Plainfield, IN	IREM Certified Sustainable Property	Certified
10144 Veterans Dr. ....	0.7	Avon, IN	Green Globes New Construction	2 Green Globes
10207 Veterans Dr. ....	0.3	Avon, IN	Green Globes New Construction	2 Green Globes

Property	Size (Sq ft) in millions	Location	Certification Type	Level
5400 E. 500 S. ....	1.0	Whitestown, IN	IREM Certified Sustainable Property	Certified
60 Logistics Blvd. ....	0.7	Walton, KY	IREM Certified Sustainable Property	Certified
8735 South Crossroads Dr. ....	0.9	Olive Branch, MS	LEED Core and Shell Development	Certified
8740 South Crossroads Dr. ....	0.9	Olive Branch, MS	LEED Core and Shell Development; IREM Certified Sustainable Property	Certified; Certified
330 East Stateline Rd. ....	0.9	Southaven, MS	IREM Certified Sustainable Property	Certified
8650 Commerce Dr. ....	0.7	Southaven, MS	IREM Certified Sustainable Property	Certified
2100 Center Square Rd. ....	0.4	Logan Township, NJ	LEED Core and Shell Development; IREM Certified Sustainable Property	Silver; Certified
15 Commerce Pkwy. ....	1.3	West Jefferson, OH	LEED New Construction and Major Renovation; IREM Certified Sustainable Property	Certified; Certified
100 Enterprise Pkwy. ....	1.2	West Jefferson, OH	IREM Certified Sustainable Property	Certified
10 Enterprise Pkwy. ....	0.8	West Jefferson, OH	IREM Certified Sustainable Property	Certified
115 Enterprise Pkwy. ....	0.7	West Jefferson, OH	IREM Certified Sustainable Property	Certified
535 Gateway Blvd. ....	0.7	Monroe, OH	IREM Certified Sustainable Property	Certified
601 & 673 Gateway Blvd ....	0.6	Groveport, OH	IREM Certified Sustainable Property	Certified
5415 Centerpoint Pkwy. ....	0.5	Columbus, OH	IREM Certified Sustainable Property	Certified
6201 Green Pointe Dr South ....	0.5	Monroe, OH	IREM Certified Sustainable Property	Certified
8741 Jacquemin Dr. ....	0.6	West Chester, OH	IREM Certified Sustainable Property	Certified
18201 NE Portal Way ....	0.3	Portland, OR	IREM Certified Sustainable Property	Certified
12 Tradeport Rd. ....	1.4	Hanover Township, PA	IREM Certified Sustainable Property	Certified
41 Martha Dr. ....	0.8	Bethel, PA	IREM Certified Sustainable Property	Certified
250 Tradeport Rd. ....	0.6	Nanticoke, PA	IREM Certified Sustainable Property	Certified
4460 East Holmes Rd. ....	0.4	Memphis, TN	IREM Certified Sustainable Property	Certified
4995 Citation Dr. ....	0.4	Memphis, TN	IREM Certified Sustainable Property	Certified
100 Business Park Dr. ....	0.2	Lebanon, TN	Green Globes New Construction	2 Green Globes
120 Business Park Dr. ....	0.2	Lebanon, TN	Green Globes New Construction	2 Green Globes
150 Business Park Dr. ....	0.2	Lebanon, TN	Green Globes New Construction	2 Green Globes
2120 Logistics Way ....	0.8	Murfreesboro, TN	Green Globes New Construction	2 Green Globes

Property	Size (Sq ft) in millions	Location	Certification Type	Level
201 Sunridge Blvd. ....	0.8	Wilmer, TX	IREM Certified Sustainable Property	Certified
1301 Chalk Hill Rd. ....	2.3	Dallas, TX	IREM Certified Sustainable Property	Certified
3501 North Lancaster Hutchins Rd. . .	0.2	Lancaster, TX	LEED New Construction and Major Renovation	Silver
5000 Village Creek Rd. ....	0.6	Fort Worth, TX	Green Globes New Construction	2 Green Globes
13220 Crosby Freeway ....	0.3	Houston, TX	Green Globes New Construction	2 Green Globes
13230 Crosby Freeway ....	0.4	Houston, TX	Green Globes New Construction	2 Green Globes
13250 Crosby Freeway ....	0.7	Houston, TX	Green Globes New Construction	2 Green Globes
<b>Total</b>	<b>34.9</b>			
<b>% of GLA</b>	<b>55.2 %</b>			

### Social - *Actions & Performance*

- Granite administered its second employee engagement survey in May 2023 to gain an understanding of employee engagement and the effectiveness of its workplace practices. An employee engagement survey is scheduled to be completed in May 2026;
- Granite contributes at least 500 local currency (USD/CAD/EUR) per income-producing property in its portfolio toward charitable donations. In 2025, Granite contributed a total of \$192,000 to charities, including \$93,000 to local charities and organizations;
- Granite operates under a hybrid working model, providing enhanced work from home flexibility during the work week;
- In September 2025, Granite held a company-wide conference in Muskoka, Ontario where internal staff and third-party consultants presented updates on Granite’s ESG+R program, recent market trends, company performance, and current projects to all employees. In addition, staff volunteered through a local charitable organization and had the opportunity to participate in various team-bonding events;
- In 2025, Granite’s global staff logged 915 hours, and Granite invested an average of \$1,219, per employee, on training and education, supporting the personal and professional development of Granite’s employees; and
- In December 2025, Granite was recognized as one of Greater Toronto’s Top Employers 2026 by Mediacorp Canada. In addition, in 2024 and 2025, Granite was selected as one of Canada’s Top Small and Medium Employers by Mediacorp Canada. These recognitions are awarded to organizations that exhibit exceptional workplace practices and policies.

### Governance - *Actions & Performance*

- On August 6, 2025, Granite issued its 2024 ESG+R report which follows the GRI framework with TCFD and SASB disclosures;
- Granite’s ESG+R Committee provides leadership over Granite’s ESG+R program;
- Granite provides transparency to investors by incorporating ESG+R into regular updates to Unitholders and stakeholders and through formal reporting frameworks such as GRESB, SASB, and GRI;

- Granite monitors asset compliance with government benchmarking requirements and ESG+R related regulations;
- In June 2025, Granite submitted to GRESB and received a 1st place ranking in its peer group;
- In 2025, with a score of 94 out of 100, Granite ranked 15th and the third real estate entity in the Globe & Mail Board Games governance ranking, out of a total of 206 companies comprising the S&P/TSX Composite Index;
- In June 2022, the Declaration of Trust was amended and restated to, among other things, (i) further align the Declaration of Trust with evolving governance best practices which includes introducing rights and remedies in favour of unitholders consistent with those available to shareholders of a corporation pursuant to the *Business Corporations Act* (British Columbia); and (ii) enhance unitholders' rights respecting the process for and procedures at unitholder meetings, including the submission of proposals by unitholders;
- Granite maintains robust policies governing the various aspects of its business activities, which are reviewed annually and updated from time to time in order to reflect regulatory compliance and industry best practices, as appropriate; and
- The Compensation, Governance and Nominating Committee provides oversight over Granite's ESG+R program. In addition, the Audit Committee is engaged in ESG+R matters as they pertain to overall risk management and oversight. Management provides regular updates on ESG+R matters and progress against objectives or targets to the wider Board of Trustees.

### **Resilience - *Actions & Performance***

- Granite's resilience program is aligned with the TCFD framework and is actively transitioning to alignment with its successor framework, the ISSB;
- Granite assesses physical and transition climate-change risks over the short, medium, and long term during the new acquisition due diligence process and evaluates measures to increase resiliency in Granite's underwriting process;
- As part of Granite's due diligence process, it assesses 100% of potential acquisitions for ESG+R and identifies areas for improvement;
- Granite regularly evaluates its properties for physical and transition climate-change risks based on thresholds for higher risk perils as a percent of total portfolio value, and establishes strategies to mitigate risks; and
- Granite uses the Moody's ESG Solutions Climate on Demand tool to manage climate-related analytics which generates 1-100 risk scores in six physical categories of climate-related risks: sea-level rise, floods, hurricanes, heat stress, water stress and wildfires.

### **Environmental Matters**

In April 2020, Granite completed and issued its Green Bond Framework, which complies with the Green Bond Principles developed by the ICMA as of June 2018. The Green Bond Framework has been and will be used by Granite and its subsidiaries for the issuance of green bonds and/or other green financial instruments. Granite also obtained an independent second party opinion from Morningstar Sustainalytics on its Green Bond Framework indicating alignment with the Green Bond Principles. On June 4, 2020, Granite issued its inaugural green bond, the 2027 Debentures, and on August 30, 2021, Granite issued its second green bond, the 2028 Debentures. On October 12, 2023, Granite issued its third green bond, the April

2029 Debentures, increasing Granite's total green bond issuances to a total of \$1.4 billion. As at December 31, 2025, Granite has allocated 100% of the net proceeds from the 2027 Debentures, 100% of the 2028 Debentures and 55.9% of the April 2029 Debentures to Eligible Green Projects as defined in the Green Bond Framework. Details of the use of proceeds towards Eligible Green Projects can be found in Granite's Green Bond Use of Proceeds Report for the period ending December 31, 2025, which can be found on Granite's website at: <https://www.granitereit.com/sustainability>.

Sustainability has been an important part of Granite's investment strategy, as its investment activity has been defined by adding sustainable properties to its portfolio. By focusing on quality and modern physical characteristics in the properties Granite acquires, it believes that it can help to minimize the impact on the environment. In July 2025, Granite completed its sixth annual submission into the GRESB Real Estate Assessment. Granite obtained a score of 78 out of 100 in the GRESB Real Estate Assessment (a 1-point increase from 2024), and a peer group ranking of first out of seven in the Northern America | Industrial | Listed | Tenant Controlled peer group. Granite's public disclosure received a "A" rating from GRESB and ranked first out of 10 in the Northern America Industrial peer group. Granite continues to use Re Tech Advisors, a consulting firm focused on sustainability matters in the real estate sector, to assist with the continued improvement and implementation of its ESG+R program.

## INVESTMENT GUIDELINES AND OPERATING POLICIES OF GRANITE

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### REIT Investment Guidelines

The Declaration of Trust provides certain guidelines on investments which may be made directly or indirectly by Granite REIT. The assets of Granite REIT may be invested only in accordance with such guidelines including, among others, those summarized below:

- (a) activities will focus primarily on acquiring, holding, developing, maintaining, improving, leasing, managing, repositioning, disposing or otherwise dealing with revenue producing real property;
- (b) Granite REIT shall not make or hold any investment, take any action or omit to take any action that would result in:
  - (i) Granite REIT not qualifying as a "mutual fund trust" or "unit trust", both within the meaning of the Tax Act;
  - (ii) Units not qualifying as qualified investments for investment by trusts governed by registered retirement savings plans, registered retirement income funds, registered education savings plans, deferred profit-sharing plans, registered disability savings plans or tax-free savings accounts;
  - (iii) Granite REIT not qualifying as a "real estate investment trust", as defined in subsection 122.1(1) of the Tax Act if, as a consequence of Granite REIT not so qualifying, Granite REIT would be subject to tax on "taxable Specified Investment Flow-Through ("SIFT") trust distributions" pursuant to section 122 of the Tax Act; or
  - (iv) Granite REIT being liable to pay a tax imposed under Part XII.2 of the Tax Act;
- (c) best efforts will be used to ensure that Granite REIT will not be a "publicly traded partnership" taxable as a corporation under Section 7704 of the Internal Revenue Code of 1986;
- (d) factors to be considered in making investments shall include the political environment and governmental and economic stability in the relevant jurisdiction(s),

the long-term growth prospects of the assets and the economy in the relevant jurisdiction(s), the currency in the relevant jurisdiction(s) and the income-producing stability of the assets;

- (e) Granite REIT may make its investments and conduct its activities, directly or indirectly, through an investment in one or more persons on such terms as the Trustees may from time to time determine, including without limitation by way of joint ventures, partnerships and limited liability companies;
- (f) Granite REIT may only invest in operating businesses indirectly through one or more trusts, partnerships, corporations or other legal entities; and
- (g) Granite REIT shall not invest in raw land for development, except for (i) existing properties with additional development, (ii) the purpose of renovating or expanding existing properties, or (iii) the development of new properties, provided that the aggregate cost of the investments of Granite REIT in raw land, after giving effect to the proposed investment, will not exceed 15% of Gross Book Value (as defined in the Declaration of Trust).

## Operating Policies

The Declaration of Trust provides that the operations and activities of Granite REIT shall be conducted in accordance with the policies summarized below:

- (i) Granite REIT shall not trade in currency or interest rate futures contracts other than trades for hedging purposes that comply with National Instrument 81-102 – *Mutual Funds*, as amended from time to time, or any successor instrument or rule;
- (ii) (i) any written instrument under which Granite REIT grants a mortgage, and (ii) to the extent practicable, written instruments which create a material obligation, shall contain a provision or be subject to an acknowledgement to the effect that the obligation being created is not personally binding upon, and that resort shall not be had to, nor shall recourse or satisfaction be sought from, the private property of any of the Trustees, Unitholders, annuitants or beneficiaries under a plan of which a Unitholder acts as a trustee or a carrier, or officers, employees or agents of Granite REIT, but that only property of Granite REIT or a specific portion shall be bound; Granite REIT, however, is not required, but shall use all reasonable efforts, to comply with this requirement in respect of obligations assumed by Granite REIT upon the acquisition of real property;
- (iii) Granite REIT shall not incur or assume any Indebtedness (as defined in the Declaration of Trust) if, after giving effect to the incurring or assumption of the Indebtedness, the total Indebtedness of Granite REIT would be more than 65% of Gross Book Value (as defined in the Declaration of Trust);
- (iv) Granite REIT shall not guarantee any liabilities of any person unless such guarantee: (i) is given in connection with an otherwise permitted investment; (ii) has been approved by the Trustees; and (iii) (A) would not disqualify Granite REIT as a “mutual fund trust” within the meaning of the Tax Act, and (B) would not result in Granite REIT losing any other status under the Tax Act that is otherwise beneficial to Granite REIT and Unitholders;
- (v) except for real property held by a person partially owned by Granite REIT, title to each real property shall be held by and registered in the name of Granite REIT, the Trustees or in the name of a corporation or other entity wholly-owned, directly or indirectly, by Granite REIT or jointly, directly or indirectly, by Granite REIT with joint

venturers or in such other manner which, in the opinion of management, is commercially reasonable;

- (vi) Granite REIT shall conduct such diligence as is commercially reasonable in the circumstances on each real property that it intends to acquire and obtain a report with respect to the physical condition thereof from an independent and experienced consultant;
- (vii) Granite REIT shall either (a) have conducted an environmental site assessment or (b) be entitled to rely on an existing environmental site assessment, in respect of each real property that it intends to acquire, and if the environmental site assessment report recommends that further environmental site assessments be conducted Granite REIT shall have conducted such further environmental site assessments, in each case, by an independent and experienced environmental consultant; and
- (viii) Granite REIT shall obtain and maintain, or cause to be obtained and maintained, at all times, insurance coverage in respect of its potential liabilities and the accidental loss of value of its assets from risks, in amounts, with such insurers, and on such terms as the Trustees consider appropriate, taking into account all relevant factors including the practices of owners of comparable properties.

### **Amendments to Investment Guidelines and Operating Policies**

Pursuant to the Declaration of Trust, all of Granite REIT's investment guidelines and the operating policies of Granite REIT set out in paragraphs (a), (c), (d), (f) and (g) under the heading "Investment Guidelines and Operating Policies of Granite – Operating Policies" may be amended only with the approval of two-thirds of the votes cast at a meeting of Unitholders. The remaining operating policies set out under the heading "Investment Guidelines and Operating Policies of Granite – Operating Policies" may be amended with the approval of a majority of the votes cast at a meeting of Unitholders.

Notwithstanding the foregoing paragraph, if at any time a government or regulatory authority having jurisdiction over Granite REIT or any property of Granite REIT shall enact any law, regulation or requirement which is in conflict with any investment guideline or operating policy of Granite REIT then in force, such guideline or policy in conflict shall, if the Trustees on the advice of legal counsel to Granite REIT so resolve, be deemed to have been amended to the extent necessary to resolve any such conflict and, notwithstanding anything to the contrary in the Declaration of Trust, any such resolution of the Trustees shall not require the prior approval of Unitholders.

## **RISK FACTORS**

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Investing in securities of Granite involves a high degree of risk. In addition to the other information contained in this Annual Information Form, investors should carefully consider the following risk factors before investing in securities of Granite. The occurrence of any of the following risks could have a material adverse effect on Granite's business, financial condition, results of operations and cash flows. Other risks and uncertainties that are not known to Granite or that Granite believes are not material may also have a material adverse effect on Granite's business, financial condition, results of operations and cash flows.

### **Risks Relating to Granite's Business**

## ***Tenant Concentration***

Although one element of Granite's strategy is to diversify and reduce its exposure to Magna by increasing the proportion of lease revenue that it derives from other tenants, as at December 31, 2025, 27 of Granite's 141 income-producing properties were leased to Magna. As at December 31, 2025, payments under those leases represented approximately 26% of Granite's annualized revenue and approximately 19% based on gross leasable area.

Granite's properties are generally leased to operating subsidiaries of Magna International Inc. and are not guaranteed by the parent company, however, Magna International Inc. is the tenant under certain of Granite's leases. As a result, Granite may not have the contractual right to proceed directly against Magna International Inc. in the event that one of these subsidiaries defaults on its lease. Granite could be materially adversely affected if any Magna subsidiaries become unable to meet their respective financial obligations under their leases, and if Magna International Inc. is unwilling or unable to provide funds to such subsidiaries for the purpose of enabling them to meet such obligations.

Granite encourages investors to consult Magna's public disclosure for information on factors affecting the business of Magna, including the factors described in the section on industry trends and risks in Magna's most recent Management's Discussion and Analysis of Results of Operations and Financial Position.

## ***Automotive Industry***

Although Granite intends to continue to increase the proportion of lease revenue it derives from tenants other than Magna, Granite's business is subject to conditions affecting the automotive industry generally due to its exposure to Magna as its largest tenant.

The global automotive industry is cyclical. A worsening of economic, political, or other conditions of the global economy may result in lower consumer confidence, which typically translates into lower vehicle sales and production levels. Examples of factors which often reduce consumer confidence include: worsening economic, political, and other conditions; military conflict; increasing inflation (particularly fuel and energy prices); and rising interest rates. Also, Magna's business is primarily dependent on car and light truck production by its customers in North America, Europe and China. A significant or sustained decline in vehicle production volumes in these regions may have an adverse impact on Magna's operations. Further, consumer demand for vehicles faces growing challenges related to vehicle affordability. These challenges stem from various factors, including the higher prices of electric vehicles ("EVs"), costs related to advanced electronic systems, increased vehicle financing costs due to persistent higher long-term interest rates, inflationary cost increases and limited vehicle supply. In addition, the automotive industry is transitioning from vehicles powered by internal combustion engines to EVs. This transition is affecting vehicle production volumes, as the penetration rates of EVs differ regionally. Consumers may also be hesitant to purchase new vehicles during this transition due to factors such as cost considerations and concerns about EV infrastructure. Collectively, these dynamics impact the overall demand for vehicles. Additionally, the automotive industry is highly competitive, with competitors to Magna growing market share more rapidly than Magna in certain product or geographic markets and electronics, semiconductor chip and contract manufacturing companies entering or expanding their presence in the automotive industry. Each of these risks, among others, could have a material adverse effect on Magna, its customers and suppliers and, in turn, on Granite's profitability and financial condition. A decrease in the long-term profitability or viability of the automotive industry would have a material adverse impact on Granite's properties and its operating results.

## ***Adverse Global Market, Economic and Political Conditions and Other Events Beyond Granite's Control***

Adverse Canadian, U.S., European and global market and economic conditions, including dislocations and volatility in the credit markets, general global economic uncertainty including existing or potential tariffs and their impact on global trade and supply chains, sustained inflation and persistent higher long-term interest rates, have the potential to impact, among others; (i) the value of Granite's properties; (ii) the availability or the terms of financing that Granite has or may anticipate utilizing; (iii) Granite's ability to make principal and interest payments on, or refinance any outstanding debt when due; and (iv) the ability of Granite's tenants to enter into new leasing transactions or to satisfy rental payments under existing leases.

## ***Unpredictable Global Trade and Tariff Environment***

Trade measures implemented by the current U.S. administration have contributed to a volatile and unpredictable trade environment by imposing or expanding tariffs and in some cases, modifying or suspending some of the tariffs recently imposed. The breadth, timing, duration, and financial impact of these tariffs remain highly unpredictable, making it difficult to assess their ultimate impact on global trade and supply chains. These trade actions, along with potential retaliatory measures by other countries, may result in higher input and operational costs for certain of Granite's tenants, particularly those engaged in manufacturing (including the automotive sector and Granite's tenant Magna). The tariffs may also negatively affect consumer demand and global distribution flows, thereby impacting certain of Granite's tenants engaged in e-commerce, distribution and warehousing, and in particular, those tenants that export to the U.S. These risks, among others, could have a material adverse effect on certain of Granite's tenants, including their ability to enter into new leasing transactions or to satisfy rental payments under existing leases, and, in turn, on Granite's profitability and financial condition. Further, tariffs and other trade measures may trigger volatility in capital markets, reflecting a broader concern about sustained inflation and the potential of an economic recession across all of Granite's markets which has the potential to impact the value of Granite's properties and the availability or terms of future financing options.

## ***Credit Risk***

Granite may incur losses resulting from a failure of a tenant to meet its payment obligations. Granite's financial condition and operating results would be adversely affected if Magna or a significant number of other tenants became unable to meet their financial obligations to Granite. Furthermore, a rejection or termination of a lease under the protection of bankruptcy, insolvency or similar laws, could cause a temporary reduction of Granite's cash flow.

## ***Geographic Exposure***

During 2025, 55% of Granite's revenue was generated in the United States, 17% in Canada, and 28% in Europe, comprised of 13% in Austria, 7% in Germany, 8% in Netherlands and less than 1% in the United Kingdom. Operating in different regions and countries exposes Granite to political, economic and other risks as well as multiple foreign regulatory requirements that are subject to change, including:

- consequences from changes in tax laws and treaties, including restrictions on the repatriation of funds;
- downturns in countries or geographic regions where Granite has significant operations;
- economic tensions between governments and changes in international trade and investment policies, including tariffs;

- regulations restricting Granite's ability to do business in certain countries;
- local regulatory compliance requirements; and
- political and economic instability, natural calamities, war, and terrorism.

The effects of these risks may, individually or in the aggregate, materially adversely affect Granite's business, financial condition, results of operations and cash flows.

### *Foreign Currency*

A majority of Granite's revenue is not denominated in Canadian dollars. Since Granite reports its financial results in Canadian dollars and does not currently hedge all of its non-Canadian dollar rental revenues, Granite is subject to foreign currency fluctuations that could, from time to time, have a material adverse impact on Granite's business, financial condition, results of operations and cash flows.

From time to time, Granite may choose to hedge its exposure to the impact that changes in foreign currency rates or interest rates may have on Granite's revenue and liabilities through the use of derivative financial instruments. The use of derivative financial instruments, including forwards, futures, swaps, collars and options, in Granite's risk management strategy carries certain risks, including the risk that losses on a hedge position will reduce income. A hedge may not be effective in eliminating all the risks inherent in any particular position. Additionally, the majority of Granite's outstanding debt is denominated in foreign currencies, and Granite, at times, uses derivatives to more naturally hedge its non-Canadian cash inflows. Granite's profitability may also be adversely affected during any period as a result of the use of derivatives.

### *Environmental Matters*

Some of Granite's tenants engage in industrial operations using hazardous materials. Under various federal, state, provincial and local environmental laws, ordinances and regulations, a current or previous owner, an occupier or previous occupier, and their directors and officers, may be liable for costs to remove and remediate contaminants at an affected property, as well as at off-site affected properties. Such laws often impose liability whether or not the owner or occupier knew of, or was responsible for, the presence of the contaminants. In addition, the presence of contaminants and hazardous building materials (such as asbestos) or the requirement to remediate, may materially impair the value of Granite's properties and adversely affect its ability to borrow by using affected properties as collateral. Certain environmental laws and common law principles can impose liability for contamination, and third parties may seek to recover from owners and prior owners and their directors and officers for damages. As an owner and prior owner of properties, Granite and its directors and officers are subject to these potential liabilities.

Capital and operating expenditures necessary to comply with environmental laws and regulations, to defend against claims and to remediate contaminated property may have a material adverse effect on Granite's operating results and its financial condition. To date, environmental laws and regulations have not had a material effect on Granite's operations or its financial condition. However, Granite is subject to ever more stringent environmental standards as a result of enhanced environmental regulation and increased environmental enforcement and compliance with which may have a material adverse effect on Granite's business, financial condition, results of operations and cash flows. Granite cannot predict the future costs that it may be required to incur to meet its environmental obligations.

On occasion, tenants' operations and Granite's properties may become the subject of complaints from adjacent landowners, or inquiries or investigations by environmental regulators. Almost all of the instances of such complaints, inquiries or investigations by environmental regulators have been addressed by Granite's tenants pursuant to the terms of the relevant leases. In the past, Granite has engaged consultants and incurred immaterial costs with respect to environmental matters arising from adjacent or nearby properties in order to protect the condition and marketability of its properties.

Moreover, environmental laws may impose restrictions on the manner in which a property may be used or to which a property is subject on transfer. These environmental restrictions may limit development or expansion of a property in Granite's portfolio and may affect its value.

### ***Failure to Obtain Future Financing***

Granite's access to third-party financing will be subject to a number of factors, including general market conditions, global economic volatility, Granite's credit rating, the market's perception of Granite's stability and growth potential, Granite's current and future cash flows and earnings, and Granite's ability to renew certain long-term leases. There is no assurance that capital will be available when needed or on favourable terms. Granite's failure to access required capital on acceptable terms could adversely affect its cash flows, operating results and financial condition, and Granite's ability to make acquisitions, maintain existing assets and make capital investments. Granite may have restricted access to capital and increased borrowing costs which could adversely affect possible future debt or equity security issuances (see also "– Increased Financial Leverage").

### ***Financing Risk***

Granite is exposed to financing risk on maturing debentures and bank indebtedness, as well as interest rate risk on borrowings. If its indebtedness is replaced by new debt that has less favourable terms or Granite is unable to secure adequate funding, distributions to Unitholders may be adversely impacted (see also "– Failure to Obtain Future Financing").

A portion of the cash flow generated by Granite's property portfolio is used to meet its obligations under its outstanding debt and there can be no assurance that Granite will continue to generate sufficient cash flow from operations to meet interest payment obligations or principal repayment obligations upon the applicable maturity dates. If Granite is unable to meet interest or principal payment obligations, it could be required to seek renegotiation of such payments or obtain additional equity, debt or other financing, and failure to do so could materially adversely affect Granite's financial condition and results of operations and adversely impact cash distributions on the Units. Furthermore, if a property is mortgaged to secure the payment of indebtedness and Granite is unable to meet mortgage payments, the mortgagee could foreclose upon the property, appoint a receiver and receive an assignment of rents and leases or pursue other remedies, all of which could result in lost revenues and asset value.

The documents governing the Debentures and the Credit Facility contain various financial covenants which are measured on the basis of the consolidated combined financial statements of Granite REIT. Failure to comply with obligations under the documents governing such indebtedness could result in a default and could materially adversely affect Granite's financial condition and results of operations and adversely impact cash distributions on the Units.

Granite is also exposed to interest rate risk, and, to the extent that Granite incurs variable rate indebtedness, its cost of borrowing will fluctuate as interest rates change. Accordingly, if interest rates rise significantly, Granite's operating results, financial condition and cash flow

could be adversely affected and the amount of cash available for distribution on the Units could be decreased.

### *Lease Renewals and Occupancy*

Granite's tenants may not renew expiring leases on terms favourable to Granite, or at all. Where a lease has expired, Granite may not be able to find a new tenant for the property on terms as favourable as the expired lease, or at all, particularly in respect of properties that are considered to be special purpose in nature and were designed and built with unique features or are located in secondary markets.

Market rates may be lower at the time renewal options are exercised, and accordingly, leases may be renewed at lower levels of rent than are currently in place. Granite may incur significant costs in making property modifications, improvements or repairs required by a new tenant. The failure to maintain a significant number of Granite's income-producing properties under lease would have a material adverse effect on Granite's financial condition and operating results. As at December 31, 2025, Granite's occupancy rate was 98.0%.

### *Competition*

In each of the real estate markets in which Granite operates, it competes for suitable real estate investments with many other parties, including real estate investment trusts, pension funds, insurance companies, private investors and other investors (both Canadian and foreign), which are currently seeking, or which may seek in the future, real estate investments similar to those desired by Granite. Some of Granite's competitors may have greater financial resources, or lower required return thresholds than Granite does, or operate with different investment guidelines and operating policies. Accordingly, Granite may not be able to compete successfully for these investments.

If competing properties of a similar type are built in the area where one of Granite's properties is located, or similar properties located in the vicinity of one of Granite's properties are substantially refurbished, the net operating income derived from, and the value of, such property could be reduced as a result of Granite's potential inability to lease space or to charge rent at same or better rates.

### *Cyber Security*

Granite relies on its information technology systems for its financial reporting and day-to-day operations. Information technology systems are also an integral part of the Granite's internal controls over financial reporting framework. Granite employs systems, including systems of third-party vendors, and websites that allow for the storage and transmission of proprietary or confidential information regarding its business, tenants and employees.

Security breaches could expose Granite to a risk of loss or misuse of this information, potential liability and reputational damage. Granite may not be able to anticipate or prevent rapidly evolving types of cyber-attacks. Actual or anticipated attacks may cause Granite to incur increased costs, including costs to deploy additional personnel and protection technologies, train employees and engage third party experts and consultants. Advances in computer capabilities, new technological discoveries, including generative artificial intelligence (GenAI), or other developments may result in the breach or compromise of technology used by Granite to protect transactions or other data. Data and security breaches can also occur as a result of non-technical issues, including intentional or inadvertent breach by employees or persons with

whom Granite has commercial relationships, which may result in the unauthorized release of personal or confidential information.

If Granite were unable to operate its systems, make enhancements as needed or if there was a cyber- security breach into Granite's network or systems of its third-party vendors, it could have an adverse effect on Granite's ability to manage its operations and meet its obligations including its financial reporting obligations, which in turn could have an adverse impact on Granite's business, results of operations and financial condition.

### ***Key Personnel***

The operations of Granite depend on the services of certain key personnel. The loss of the services of any member or members of Granite's management team could have an adverse effect on Granite.

### ***General Risks Associated with Real Property Ownership***

Because Granite owns, leases and develops real property in multiple jurisdictions, it is subject to risks that may vary by jurisdiction. The investment returns available from investments in real estate depend in large part on the amount of income earned by the properties, capital appreciation generated by the properties, as well as the expenses incurred. Granite may experience delays and incur substantial costs in enforcing its rights as lessor under defaulted leases.

In addition, a variety of other factors outside of Granite's control affect income from properties and real estate values, including governmental regulations, zoning regulations, and condemnation/eminent domain laws, and can make it more expensive or time-consuming to expand, modify or renovate existing structures. The value of Granite's properties is also dependent on the credit and financial stability of Granite's tenants, and the bankruptcy or insolvency of any of Granite's tenants could adversely affect Granite's financial position. Operating costs for a property, including maintenance costs, property taxes and insurance, remain payable regardless of whether the property is producing income.

When interest rates increase, the cost of acquiring, developing, expanding or renovating real property increases and real property values may decrease as the number of potential buyers decreases. In addition, real estate investments are often difficult to sell quickly. Similarly, if financing becomes less available, it becomes more difficult both to acquire and to sell real property. Moreover, governments can, under eminent domain laws, confiscate real property. Sometimes this confiscation is for less compensation than the owner believes the property is worth.

A deterioration of economic and political conditions, including through rising interest rates or inflation, high unemployment rates, increasing energy prices, declining real estate values, increased volatility in global capital markets, international conflicts, sovereign debt concerns, an increase in protectionist measures and/or other factors, could adversely affect the value of Granite's property portfolio, business, financial condition, results of operations and financial condition.

### ***Development Risk***

Granite currently develops properties and intends to develop properties in the future as suitable opportunities arise. Real estate development includes risks associated with:

- construction delays or cost overruns that may increase project costs;

- failure to receive zoning, occupancy and other required governmental permits and authorizations;
- development costs incurred for projects that are not pursued to completion;
- natural disasters, such as earthquakes, floods or fires, that could adversely impact a project; and
- governmental restrictions on the nature, use or size of a project.

Granite's development projects may not be completed on time or within budget, and in cases of speculative development there may be difficulty in securing tenants for the development or leasing may not be executed in a timely manner or at expected lease rates, which could all adversely affect Granite's operating results.

### *Liquidity of Real Estate Investments*

Real estate investments, particularly those that are special purpose in nature, tend to be relatively illiquid. This may limit Granite's ability to adjust or adapt its portfolio promptly in response to changing economic or investment conditions. If the liquidation of assets is required, there is a significant risk that Granite would realize sale proceeds of less than the current fair value of its real estate investments.

Additionally, many of Granite's significant leases provide the tenant with rights of first refusal, which may adversely affect the marketability and market value of its income-producing property portfolio. These rights of first refusal may deter third parties from incurring the time and expense that would be necessary for them to bid on Granite's properties in the event that Granite desires to sell those properties. See "Business Overview – Leasing Arrangements – Restrictions on Sales and Tenant Rights of Refusal".

### *Inability to Execute Growth Strategy*

Granite's ability to achieve its strategic objectives is subject to known and unknown risks, uncertainties and other unpredictable factors which, in addition to those discussed herein, include: adverse changes to foreign or domestic laws; changes in economic, market and competitive conditions; and other risks that may adversely affect Granite's ability to grow and diversify its asset base through acquisitions, development, re-development and dispositions; to optimize its balance sheet; to reduce its exposure to Magna and the special purpose properties over the long term; and to continue to execute its strategy of acquiring and developing an institutional quality portfolio in key e-commerce and distribution markets.

### *Acquisitions*

Granite expects to continue to acquire new properties and dispose of properties in accordance with its growth and diversification strategy, and Granite may also acquire going-concern businesses. It is Granite's operating policy to conduct such diligence as is commercially reasonable in the circumstances on each business or real property that it intends to acquire, including, where appropriate, obtaining reports with respect to the physical condition of real properties, environmental assessments and appraisals, all from independent and experienced consultants.

Acquisitions of properties are subject to commercial risks and satisfaction of closing conditions that may include, among other things, receipt of estoppel certificates and obtaining title insurance. Such acquisitions may not be completed or, if completed, may not be on terms that are as favourable as initially negotiated. In the event that Granite does not complete an announced acquisition, it may have an adverse effect on Granite's operating results.

Integrating acquired properties and businesses also involves a number of risks that could materially and adversely affect Granite's business, including:

- failure of the acquired properties or businesses to achieve expected investment results;
- risks relating to the integration of the acquired properties or businesses and the retention and integration of key personnel relating to the acquired properties or businesses; and
- the risk that major tenants or clients of the acquired properties or businesses may not be retained following the expiry of their leases.

Furthermore, the properties and businesses acquired may have undisclosed liabilities for which Granite may not be entitled to any recourse against the vendor, and any contractual, legal, insurance or other remedies may be insufficient. The discovery of any material liabilities subsequent to the closing of the acquisition for any property or business could have a material adverse effect on Granite's cash flows, financial condition and results of operations.

There can be no assurance that Granite will be able to find attractive opportunities toward which to deploy capital or the proceeds of dispositions, or that Granite will be able to replace the revenue from disposed properties with revenue from newly acquired properties on satisfactory terms or to acquire assets on an accretive basis.

### ***Capital Expenditures***

In order to retain marketable rentable space and to generate sustainable revenue over the long term, Granite must maintain or, in some cases, improve each property's condition to meet market demand. In addition, maintaining a rental property in accordance with Granite's leases and market standards can entail costs, including, without limitation, new roofs, paved areas or structural repairs, which Granite may not be able to recover from its tenants.

Numerous factors, including the age of the building, the materials used at the time of construction, currently unknown regulatory violations or new regulatory requirements, could result in substantial unbudgeted costs. If the actual costs of maintaining or upgrading a property exceed Granite's estimates, or if hidden defects are discovered, which are not covered by insurance or contractual warranties, or if Granite is not permitted to recover such costs pursuant to its leases or due to legal constraints, it will incur additional and unexpected costs.

These maintenance, repair and capital costs could have a material adverse effect on Granite's business, financial condition, results of operations and cash flows.

### ***Land Leases***

To the extent that the properties in which Granite has or will have an interest are located on leased land, the land leases may be subject to periodic rate resets which may fluctuate and may result in significant rental rate adjustments which could adversely impact Granite's financial condition and operating results and decrease the amount of cash available for distribution. Granite may also be unable to renew land leases upon their expiration, which could adversely impact the value of Granite's investment in the building(s) located on leased land.

### ***New Markets***

If the opportunity arises, Granite may explore acquisitions of properties in new markets. Each of the risks applicable to Granite's ability to acquire and successfully integrate and operate properties in its current markets is also applicable to its ability to acquire and successfully integrate and operate properties in new markets. In addition to these risks, Granite may not possess the same level of familiarity with the dynamics and market conditions of any new markets, which could adversely affect its ability to expand into or operate in those markets. Granite may be unable to achieve a desired return on its investments in new markets. If Granite is unsuccessful in expanding into new markets, it could adversely affect its business, financial condition, results of operations and cash flows.

### ***Uninsured Losses***

It is Granite's policy to obtain and maintain, or cause to be obtained and maintained, at all times, insurance coverage in respect of its potential liabilities and the accidental loss of value of its assets from risks, in amounts, with selected insurers, and on such terms as it considers appropriate, taking into account all relevant factors including the practices of owners of comparable properties.

Granite does not carry insurance for generally uninsured losses, such as losses from riots, certain environmental hazards, war or certain terrorist attacks.

If Granite experiences a loss which is uninsured or which exceeds its policy coverage limits, Granite could lose the capital invested in the damaged properties as well as the anticipated future cash flows from those properties. In addition, it is difficult to evaluate the stability and net assets or capitalization of insurance companies and any insurer's ability to meet its claim payment obligations. A failure of an insurance company to make payments to Granite upon an event of loss covered by an insurance policy could have a material adverse effect on Granite's business, financial condition, results of operations and cash flows.

### ***Litigation Risk***

Granite is sometimes the subject of complaints or litigation from tenants, employees or other third parties for various actions. The damages sought against Granite in these litigation claims can be substantial. If one or more valid and substantiated claims were to greatly exceed Granite's liability insurance coverage limits or if Granite's insurance policies do not cover such a claim, this could have a material adverse effect on Granite's business, financial condition, results of operations and cash flows.

### ***Regulatory Risk***

Granite is subject to numerous federal, provincial, state and local laws and governmental regulations including those relating to environmental protections, product quality standards, and building and zoning requirements, as well as securities laws in Canada. If Granite fails to comply with existing or future laws or regulations, it may be subject to governmental or judicial fines or sanctions, while incurring substantial legal fees and costs. In addition, Granite's capital expenses could increase due to compliance or remediation measures that may be required if it is found to be noncompliant with any existing or future laws or regulations.

## ***Financial Reporting***

Granite maintains information systems, procedures and controls to ensure all financial information disclosed externally is as complete, reliable and timely as possible. Such internal controls over financial reporting are designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of the financial statements for external purposes in accordance with IFRS Accounting Standards.

Due to the inherent limitations in all control systems, including well-designed and operated systems, no control system can provide complete assurance that the objectives of the control system will be met. Furthermore, no evaluation of controls can provide absolute assurance that all control issues, including instances of fraud, if any, will be detected or prevented. Inherent limitations in control systems include, without limitation, the risk of isolated errors and the risk that management's assumptions and judgments may ultimately prove to be incorrect under varying conditions.

Additionally, controls may be circumvented by the unauthorized acts of individuals, by collusion of two or more people or by management override. The design of any system of controls is also based in part upon certain assumptions about the likelihood of future events, and there can be no assurance that any design will succeed in achieving its stated goals under all potential conditions.

## ***Increased Financial Leverage***

One of Granite's strategic objectives is to maintain leverage to a range of 30% to 35% or below. As at December 31, 2025, Granite's net leverage ratio was 35%.

The degree to which Granite is leveraged could have important consequences to holders of Granite securities. These include: (i) a significant portion of Granite's cash flow may be dedicated to the payment of the principal of, and interest on, Granite's indebtedness, thereby reducing the amount of funds available for the payment of cash distributions to Unitholders; (ii) certain of Granite's borrowings may be at variable rates of interest, which exposes Granite to the risk of increased interest rates; (iii) a high level of debt would increase vulnerability to general adverse economic and industry conditions; (iv) the covenants contained in the indebtedness will limit Granite's ability to dispose of assets, encumber assets, pay distributions and make potential investments; (v) a high leverage percentage may place Granite at a competitive disadvantage compared to other owners of similar real estate assets that are less leveraged and therefore Granite may be prevented from taking advantage of opportunities; (vi) a high leverage percentage may make it more likely that a reduction in Granite's borrowing base following a periodic valuation (or redetermination) could require Granite to repay a portion of then-outstanding borrowings; (vii) high leverage may impact Granite's credit rating; and (viii) a high leverage percentage may impair Granite's ability to obtain additional financing in the future for working capital, capital expenditures, acquisitions, general trust or other purposes. Under the Declaration of Trust, Granite REIT (including entities wholly or partially owned by Granite REIT on a proportionate consolidation basis) may not incur or assume any Indebtedness (as defined in the Declaration of Trust) if, after giving effect to the incurring or assumption of the Indebtedness, the total Indebtedness of Granite REIT would be more than 65% of Gross Book Value (as defined in the Declaration of Trust).

## ***Climate Change Risk***

Climate change continues to attract the focus of certain governments and the general public as an important threat, given that the emission of greenhouse gases and other activities continue to negatively impact the planet. Granite faces the risk that its properties or tenants may be subject to government initiatives aimed at countering climate change, such as a mandatory

reduction of greenhouse gas emissions, which could impose constraints on Granite's operational flexibility or cause Granite or its tenants to incur financial costs to comply with various reforms. Any failure to adhere and adapt to climate change reform could result in fines or adversely affect Granite's reputation, operations or financial performance.

Furthermore, Granite's properties or tenants may be exposed to the impact of events caused by climate change, such as natural disasters and increasingly frequent and severe weather conditions. Such events could interrupt Granite's operations and activities, damage its properties and potentially decrease its property values or require Granite to incur additional expenses including an increase in insurance costs to insure its properties against natural disasters and severe weather.

### ***Risks Associated with Disease Outbreaks***

Public health crises, pandemics and epidemics, such as those caused by new strains of viruses such as H5N1 (avian flu), severe acute respiratory syndrome (SARS) and, most recently, the COVID-19 pandemic, could result in or continue to result in: a general or acute decline in economic activity in the regions where Granite operates; periodic international, national and local border closures; travel restrictions; significant disruptions to business operations, supply chains and customer activity and demand; temporary or long-term labour shortages; cancellations, reductions and other changes to services; and quarantines; as well as considerable general concern and uncertainty. All of these occurrences may adversely impact Granite's and Granite's tenants' businesses, including the ability of Granite's tenants to meet their payment obligations.

The duration and impact of any disease outbreak on Granite's business operations and financial performance, and the efficacy of any government interventions are difficult to predict. Disruptions caused by a disease outbreak may negatively impact the market price for the Units and may, in the short- or long-term, materially adversely impact Granite's tenants and/or the debt and equity markets, both of which could materially adversely affect Granite's business operations and financial performance, as well as Granite's ability to pay distributions. In addition, efforts to mitigate the impact of an outbreak may result in increased costs and delays with Granite's current and future development projects.

## **Risks Relating to Taxation**

### ***Canada***

#### ***Mutual Fund Trust Status***

Granite REIT may cease to qualify as a mutual fund trust for purposes of the Tax Act. If Granite REIT did not qualify as a mutual fund trust for such purposes continuously throughout a taxation year, it would be subject to adverse tax consequences which likely would result in a significant portion of its income becoming subject to Canadian income tax and materially reduce the level of cash distributions made to Unitholders.

#### ***Real Estate Investment Trust Status***

Granite REIT would be subject to Canadian income tax (under the so-called "SIFT" tax rules) on a similar basis to a Canadian public corporation on its income for a year unless it qualified in that year as a real estate investment trust for purposes of the Tax Act (the "REIT Exception"). If Granite REIT did not qualify under the REIT Exception for one or more of its taxation years, it would have higher cash taxes payable and the level of cash distributions made to Unitholders would be materially reduced. The conditions for satisfying the REIT Exception are onerous, and include various numerical tests (including tests entailing measurement of assets and equity or

measurement of various revenue streams) which may be required to be satisfied at any point in time throughout the year in question. Accordingly, there is a risk (including as a result of unanticipated developments or changes in law) that Granite REIT will not qualify under the REIT Exception as a real estate investment trust under the Tax Act for one or more of its taxation years.

#### *EIFEL Rules*

Granite REIT is subject under the Tax Act to the “excessive interest and financing expenses limitation” rules (the “EIFEL” rules). In very general terms, the EIFEL rules require an addition to the income of Granite REIT based largely on the extent, if any, to which, for any taxation year after 2023, the interest and financing expenses (“IFE”), as broadly defined, of Granite LP and of its subsidiary limited partnerships, minus their interest and financing revenues (“IFR”), also as broadly defined, exceeds 30% of their “adjusted taxable income” (“ATI”) for such taxation years (essentially, EBITDA determined on a Canadian tax basis). Similarly, in very general terms, the EIFEL rules require an addition to the income of the principal (indirect) Canadian corporate subsidiary of Granite REIT (namely, Granite Co.), based largely on the extent, if any, to which, for any such taxation year, the IFE of Granite Co. and of subsidiary limited partnerships, minus their IFR, exceeds 30% of their ATI for such taxation year.

Although Granite REIT does not currently anticipate that such additions under the EIFEL rules would occur having regard only to the anticipated ATI, IFE and IFR of Granite LP and its Canadian subsidiary entities, including Granite Co., these rules (in addition to the elements described above) would also require the ATI, IFE and IFR of various indirect foreign subsidiaries of Granite LP and Granite Co. to be taken into account for purposes of computing such potential additions to the income of Granite REIT and Granite Co. where in their applicable taxation years such subsidiaries were considered to earn foreign accrual property income for purposes of the Tax Act.

The various indirect non-resident subsidiaries of Granite LP may not have material sources of foreign accrual property income. However, there can be no assurances in this regard given uncertainties as to their potential circumstances in those taxation years and uncertainties, whether in particular potential circumstances, they would be considered to be generating foreign accrual property income. Accordingly, there can be no assurance at this time that no additions to the income of Granite REIT or Granite Co. for purposes of the Tax Act will occur pursuant to the EIFEL rules. Any such additions would have the likely general effect of increasing the amount of income allocated for purposes of the Tax Act to Unitholders in respect of the related taxation year of Granite REIT or reducing the after-tax income of Granite Co., with a resulting potential reduction in the after-tax returns of such Unitholders.

#### *Tax on Unit Repurchases*

Granite REIT is subject under the Tax Act to tax on certain repurchases of Units. This tax generally is calculated as 2% of the aggregate fair market value of the Units which are redeemed or acquired by it in a taxation year, including pursuant to a normal course issuer bid, minus the fair market value of Units issued by it in that year in specified circumstances including most issuances of Units occurring for cash proceeds, or on conversion of any convertible debentures that Granite REIT had issued for cash proceeds.

## *United States*

### *Granite's U.S. Private REITs' Status as a U.S. REIT*

As of January 1, 2013, Granite America, and as of November 18, 2019, Commerce 30 Building C. Inc., (together "U.S. Private REITs") qualified as REITs for United States federal income tax purposes. REITs are subject to numerous requirements, including requirements relating to the character of their income and assets. If either U.S. Private REIT fails to qualify as a REIT for U.S. federal income tax purposes, it would be subject to U.S. federal income tax as a corporation, and distributions to Granite REIT (and ultimately to Unitholders) could be reduced.

### *Granite REIT's Status as a Partnership*

Granite REIT's status as a partnership for U.S. federal income tax purposes requires that 90% or more of Granite REIT's gross income for every taxable year consists of qualifying income (the "qualifying income exception"), and that Granite REIT not be registered under the Investment Company Act. Granite REIT expects that it will be able to utilize the qualifying income exception in each taxable year, but Granite REIT could cease to be treated as a partnership for U.S. federal income tax purposes should this exception not be met in any given year, resulting in materially reduced distributions if Granite REIT is subject to U.S. corporate level income tax or increased U.S. withholding tax on dividend distributions from its U.S. subsidiaries.

### *Section 1446(f) Withholding*

Section 1446(f) provides that if any portion of the gain on a disposition of an interest in a partnership would be treated as effectively connected with the conduct of a trade or business within the United States, the transferee shall be required to deduct and withhold a tax equal to 10% of the amount realized on the disposition. Under applicable Treasury regulations that became effective January 1, 2023, a transferee of an interest in a publicly traded partnership (a "PTP") (such as the Units) will not be required to withhold under Section 1446(f) if the transfer is effected through one or more brokers. Instead, the withholding obligation will fall upon the applicable broker, as determined under the regulations. Exceptions to broker withholding are available with respect to transfers of interests in PTPs in certain circumstances. A broker will generally be able to rely on a "qualified notice" posted by a PTP indicating that the PTP is not engaged in a trade or business within the United States at any time during its taxable year (the "No US TOB Exception"). Granite REIT has posted such qualified notices throughout the fiscal year ended December 31, 2025 and is expected to post such qualified notices monthly going forward as it believes it currently meets the No US TOB Exception, but no assurance can be given that Granite REIT will continue to meet the No US TOB Exception or any other exception to withholding under Section 1446(f), and 10% withholding may be required in connection with the transfer of Units by non-U.S. Unitholders. Non-U.S. Unitholders are urged to consult their brokers and tax advisors about the applicability of withholding under Section 1446(f).

### *Risks Related to PFIC Status*

Granite REIT or its subsidiaries may be considered a PFIC for U.S. federal income tax purposes. U.S.-resident Unitholders directly or indirectly owning an interest in a PFIC may experience adverse U.S. tax consequences.

### *U.S. Return Filing Obligation if Granite REIT Recognizes FIRPTA Gain*

Granite REIT intends to manage its affairs so that the risk of recognizing a gain under FIRPTA is minimized. However, if Granite REIT recognizes FIRPTA gain, Non-U.S.-resident Unitholders will be subject to U.S. federal income tax and U.S. income tax return filing obligations.

## *Potential Uncertainty as to the Availability of Treaty Benefits to Distributions from Granite America*

Treaty-reduced rates of withholding tax on Fixed, Determinable, Annual, Periodical (“FDAP”) payments that are considered to be U.S. sourced, are not available under a treaty if Unitholders are not considered the beneficial owners of the income earned by Granite REIT or are not considered to have derived such income within the meaning of the applicable Treasury Department regulations. Granite believes that Unitholders will be treated as deriving the income earned by Granite REIT and Unitholders will be treated as the beneficial owners of such income. If Unitholders were not considered the beneficial owners of Granite REIT’s income, the portion of distributions to Unitholders which would be considered FDAP payments would not be eligible for a reduced rate of withholding tax and Granite REIT may be assessed by the IRS for failure to withhold at an appropriate rate. As a practical matter, Granite may not be able to recover most of the amount of such assessment from Unitholders.

### ***Changes to Tax Laws***

Granite operates in multiple foreign jurisdictions. Accordingly, it is subject to the tax laws and related tax treaties in each of those jurisdictions and the risk that those tax laws and treaties may change in the future or that recent changes to such tax laws or treaties may be applied by the tax authorities in an adverse manner. Any such changes could adversely affect taxes payable including withholding taxes, the effective tax rate in the jurisdictions in which Granite operates and the portion of distributions that would be income for Canadian income tax purposes.

### ***Risks Related to the Positions Taken by Granite in its Tax Filings***

Tax provisions, including current and deferred tax assets and liabilities in Granite’s financial statements and tax filing positions, require estimates and interpretations of Canadian and foreign tax laws, regulations, and tax treaties, and judgments as to their interpretation and application to Granite’s specific situation. In addition, the computation of income and other taxes payable involves many complex factors and there can be no assurance that Canadian or foreign tax agencies will agree with Granite’s tax filing positions and will not change their administrative practices to the detriment of Granite and its security holders. While Granite believes that its tax filing positions are appropriate and supportable under applicable law, they are always subject to review and assessment by the relevant taxation authorities. Therefore, it is possible that additional taxes could be payable by Granite or withheld on distributions received from non-resident subsidiaries or distributed to Unitholders or that additional taxable income could be allocated by Granite REIT to its Unitholders (potentially in excess of cash distributions made to them).

## **Risks Relating to the Units**

### ***Distributions***

The Units are equity securities of Granite REIT and are not fixed income securities. A fundamental characteristic that distinguishes the Units from fixed income securities is that Granite REIT does not have a fixed obligation to make payments to holders of Units and does not have an obligation to return the initial purchase price of a Unit on a certain date in the future (although the Units are redeemable on demand, subject to certain limitations, as provided in the Declaration of Trust). Granite REIT has the ability to reduce or suspend distributions to holders of Units if circumstances warrant. The ability of Granite REIT to make

cash distributions to Unitholders, and the actual amount distributed, will be entirely dependent on the operations and assets of Granite REIT and its subsidiaries, and will be subject to various factors including financial performance, obligations under indebtedness, fluctuations in working capital and capital expenditure requirements. There can be no assurance regarding the amount of income to be generated by Granite's properties.

In addition, unlike interest payments on an interest-bearing debt security, Granite REIT's cash distributions to Unitholders are composed of different types of payments (portions of which may be fully or partially taxable or may constitute non-taxable returns of capital). The composition for tax purposes of those distributions may change over time, thus affecting the after-tax returns to Unitholders. Therefore, the rate of return over a defined period for a Unitholder may not be comparable to the rate of return on a fixed income security that provides a "return on capital" over the same period.

Although Granite REIT intends to distribute the majority of the consolidated income it earns, less expenses and amounts, if any, paid by Granite REIT in connection with the redemption of Units, the actual amount of distributions paid in respect of the Units will depend upon numerous factors, all of which are susceptible to a number of risks and uncertainties beyond the control of Granite. Granite may also determine to retain cash reserves in certain of Granite's subsidiaries for the proper conduct of its business. Adding to these reserves in any year would reduce the amount of distributable cash and, hence, of cash available for distributions in that year. Accordingly, there can be no assurance regarding the actual levels of distributions by Granite REIT. The market value of Units may decline significantly if Granite REIT suspends or reduces distributions.

Distributions by Granite REIT are payable in cash unless the Trustees determine to pay such amount in Units or fractions thereof. If Granite REIT does not have enough cash to pay distributions in an amount necessary to ensure it will not be liable to pay income tax under Part I of the Tax Act in a taxation year, distributions may be paid in the form of Units or fractions thereof, which could result in Unitholders having taxable income but not receiving cash with respect to such amount.

### ***Subordination of Units***

In the event of a bankruptcy, liquidation or reorganization of Granite LP or its subsidiaries, holders of certain of their indebtedness and certain trade creditors will generally be entitled to payment of their claims from the assets from such entities before any assets are made available for upstream distribution, eventually to Granite REIT. Units will be effectively subordinated to the Credit Facility, the Debentures and most of the other indebtedness and liabilities of Granite LP and its subsidiaries. None of Granite LP or its subsidiaries will be limited (other than pursuant to their credit facilities or other debt instruments, including the Credit Facility and the Debentures) in their respective ability to incur secured or unsecured indebtedness.

### ***Non-Resident Ownership***

The Declaration of Trust imposes various restrictions on holders of Units. Unitholders that are Non-Residents are prohibited from beneficially owning more than 49% of Units (on a non-diluted and fully-diluted basis). These restrictions may limit (or inhibit the exercise of) the rights of certain persons, including persons who are not residents of Canada for purposes of the Tax Act and non-Canadians, to acquire Units, to exercise their rights as Unitholders and to initiate and complete take-over bids in respect of the Units. As a result, these restrictions may limit the demand for Units from certain persons and thereby adversely affect the liquidity and market value of the Units held by the public. See "Declaration of Trust and Description of Units – Limitations on Non-Resident Ownership of Units".

### ***Currency Risk Associated with Granite's Distributions***

Holders of Units residing in countries where the Canadian dollar is not the functional currency will be subject to foreign currency risk associated with Granite's distributions, which are denominated in Canadian dollars.

### ***Dependence on Granite LP***

Granite REIT is an open-ended, limited purpose trust which is, for purposes of its income, entirely dependent on Granite LP, and in turn on its subsidiaries. Granite REIT remains dependent upon the ability of Granite LP to pay distributions or returns of capital in respect of the units of Granite LP, which ability, in turn, is dependent upon the operations and assets of Granite LP's subsidiaries.

### ***Market Price of Units***

A publicly-traded real estate investment trust will not necessarily trade at values determined by reference to the underlying value of its business. The prices at which the Units will trade cannot be predicted. The market price of the Units could be subject to significant fluctuations in response to variations in quarterly operating results, distributions and other factors, including changes in general market conditions, fluctuations in the markets for equity securities and numerous other factors beyond Granite's control.

The annual yield on the Units as compared to the annual yield on other financial instruments may also influence the price of Units in the public trading markets. In general, an increase in market interest may lead investors in the Units to demand a higher annual yield which could adversely affect the quoted price of the Units.

In addition, the securities markets have in the past experienced, and may in the future experience, significant price and volume fluctuations from time to time unrelated or disproportionate to the operating performance of particular issuers. These broad fluctuations may adversely affect the market price of the Units.

### ***Non-Direct Investment***

Granite REIT's principal assets are limited partnership interests in Granite LP. Each Unit represents an equal, undivided, beneficial interest in Granite REIT and does not represent a direct investment in Granite REIT's assets and should not be viewed by investors as a direct investment in Granite REIT's assets.

The Units are not "deposits" within the meaning of the Canada Deposit Insurance Corporation Act and are not insured under the provisions of that Act or any other legislation. Furthermore, Granite REIT is not a trust company and, accordingly, is not registered under any trust and loan company legislation as it does not carry on or intend to carry on the business of a trust company. In addition, although Granite REIT is intended to qualify as a "mutual fund trust" as defined by the Tax Act, Granite REIT is not a "mutual fund" as defined by applicable securities legislation.

The Units do not represent a direct investment in the business of Granite LP and should not be viewed by investors as shares or interests in such entity or any other company. The Units do not represent debt instruments and there is no principal amount owing to Unitholders under the Units.

### *Redemptions of Units*

The Units are redeemable on demand by the holder, subject to the limitations described under the heading “- Risks Relating to the Units”. It is anticipated that the redemption right will not be the primary mechanism for Unitholders to liquidate their investment. Upon a redemption of Units, the Trustees may distribute cash or Unit Redemption Assets (as defined under “Declaration of Trust and Description of Units –Unit Redemption Right”) to the redeeming Unitholders, subject to obtaining any required regulatory approvals and complying with the requisite terms and conditions of such approvals. The property so distributed may not be qualified investments for trusts governed by registered retirement savings plans, registered retirement income funds, registered disability savings plans, registered education savings plans, tax-free savings accounts and deferred profit-sharing plans, each within the meaning of the Tax Act depending upon the circumstances at the time.

Additionally, such securities, if any, are not expected to be listed on any stock exchange and no established market is expected to develop in such securities and they may be subject to resale restrictions under applicable securities laws.

### *Dilution of Units*

Granite may issue an unlimited number of Units for the consideration and on such terms and conditions as are established by the Trustees of Granite REIT without the approval of any Unitholders. Any further issuance of Units will dilute the interests of existing holders.

### *Liability of Unitholders*

The Declaration of Trust provides that no Unitholders, in such capacity, will be subject to any liability for, among other things, the obligations, liabilities or activities of Granite REIT. In addition, legislation has been enacted in the Province of Ontario and certain other provinces that is intended to provide Unitholders in those provinces with limited liability comparable to shareholders of a corporation. However, there remains a risk, which management of Granite REIT considers to be remote in the circumstances, that a Unitholder could be held personally liable for the obligations of Granite REIT to the extent that claims are not satisfied out of the assets of Granite REIT.

### *Statutory Remedies*

The rights of Unitholders are based primarily on the Declaration of Trust. There is no statute governing Granite REIT’s affairs equivalent to corporate statutes which set out the rights and entitlements of shareholders of corporations in various circumstances. As such, Unitholders do not have statutory rights with respect to Granite REIT normally associated with ownership of shares of a corporation including, for example, the right to bring “oppression” or “derivative” actions; however, certain analogous rights with respect to Granite REIT have been included in the Declaration of Trust since June 2022.

The rights granted in the Declaration of Trust are granted as contractual rights afforded to Unitholders. Similar to other existing rights contained in the Declaration of Trust (e.g., take-over bid provisions and conflict of interest provisions), making these rights and remedies and certain procedures available by contract is structurally different from the manner in which the equivalent rights and remedies or procedures (including the procedure for enforcing such remedies) are made available to shareholders of a corporation, who benefit from those rights and remedies or procedures by the corporate statute that governs the corporation. As such, there is no certainty how these rights, remedies or procedures may be treated by the courts in the non-corporate context or that a Unitholder will be able to enforce the rights and remedies

in the manner contemplated by the Declaration of Trust. Furthermore, how the courts will treat these rights, remedies and procedures will be at the discretion of the court, and a court may choose to not accept jurisdiction to consider any claim contemplated in the Declaration of the Trust.

As well, Granite REIT may not be a recognized entity under certain existing insolvency legislation such as the *Bankruptcy and Insolvency Act* (Canada) and the *Companies Creditors' Arrangement Act* (Canada) and thus the treatment of Unitholders upon an insolvency is uncertain.

## **Risks Relating to the Debentures**

### ***Credit Rating and Credit Risk***

The credit rating assigned to the Debentures by the applicable credit rating agency is not a recommendation to buy, hold or sell the Debentures. A rating is not a comment on the market price of a security, nor is it an assessment of ownership given various investment objectives. There can be no assurance that any credit rating assigned to the Debentures will remain in effect for any given period of time and such rating may be upgraded, downgraded, placed under review, confirmed and discontinued by an applicable credit ratings agency at any time. Real or anticipated changes in a credit rating on the Debentures may affect the market value of the Debentures. In addition, real or anticipated changes in a credit rating may affect the cost at which Granite LP can access the capital markets and a downgrade in a credit rating may increase the cost of borrowing of existing credit facilities. See "Credit Facility and Indebtedness – Credit Rating".

### ***Repayment Risk***

The likelihood that holders of the Debentures will receive payments owing to them under the terms of the Debentures will depend on the financial health of Granite REIT, Granite GP and Granite LP and their creditworthiness. In addition, the Debentures and the guarantees thereof will be unsecured obligations of Granite LP (in the case of the Debentures) and Granite REIT and Granite GP (in the case of the guarantees) and, therefore, if Granite LP, Granite REIT or Granite GP becomes bankrupt, liquidates its assets, reorganizes or enters into certain other transactions, its assets will be available to pay its obligations with respect to the Debentures and the guarantees thereof only after it has paid all of its secured indebtedness, if any, in full. There may be insufficient assets remaining following such payments to pay amounts due on any or all of the Debentures then outstanding.

### ***Structural Subordination of Debentures***

Liabilities of a parent entity whose assets are held by various subsidiaries may result in the structural subordination of the creditors of the parent entity to the creditors, including trade creditors, of such subsidiaries. The parent entity is entitled only to the residual equity of its subsidiaries after all debt obligations of its subsidiaries are discharged. In the event of a bankruptcy, liquidation or reorganization of Granite LP, Granite REIT or Granite GP, holders of indebtedness of Granite LP, Granite REIT and Granite GP (including holders of Debentures) may become subordinate to creditors of the subsidiaries of Granite LP.

### *Fluctuations in Market Price and Value of the Debentures*

The market price or value of the Debentures depends on many factors, including liquidity of the Debentures, prevailing interest rates and the markets for similar securities, general economic conditions and Granite's financial condition, historic financial performance and future prospects.

Prevailing interest rates will affect the market value of the Debentures. Assuming all other factors remain unchanged, the market value of the Debentures will decline as prevailing interest rates for comparable debt instruments rise and increase as prevailing interest rates for comparable debt instruments decline.

Challenging market conditions, the health of the economy as a whole and numerous other factors beyond the control of Granite LP may have a material effect on the business, financial condition, liquidity and results of operations of Granite LP. Financial markets that experience significant price and volume fluctuations may affect the market prices of securities of issuers which are unrelated to the operating performance, underlying asset values or prospects of such issuers. There can be no assurance that fluctuations in price and trading volume will not occur. Accordingly, the market price of the Debentures may decline even if Granite LP's operating results, underlying asset values or prospects have not changed. Additionally, these factors, as well as other related factors, may cause decreases in asset values that are objective evidence of impairment, which may result in impairment losses. If such increased levels of volatility and market turmoil occur, Granite LP's operations could be adversely impacted, and the market price of the Debentures may be adversely affected.

### *Liquidity of Debentures*

There is currently only a secondary market with limited liquidity through which the Debentures may be sold. No assurance can be given that an active or liquid trading market for the Debentures will be maintained, and holders may not be able to resell Debentures. This may affect the pricing of the Debentures, the transparency and availability of trading prices, the liquidity of the Debentures and the extent of issuer regulation. To the extent that an active trading market for the Debentures does not exist, the liquidity and trading prices for the Debentures may be adversely affected. Whether or not the Debentures will trade at lower prices depends on many factors, including liquidity of the Debentures, prevailing interest rates and the markets for similar securities, general economic conditions and Granite's financial condition and future prospects.

### *Change of Control*

Granite LP may be required to purchase all outstanding Debentures upon the occurrence of a "Change of Control" (as defined in the Indentures). However, it is possible that following a Change of Control, Granite LP will not have sufficient funds at that time to make any required purchase of outstanding Debentures or that restrictions contained in other indebtedness will restrict those purchases.

### *Early Redemption of Debentures*

Granite LP may choose to redeem the Debentures prior to maturity, in whole or in part, at any time or from time to time, especially when prevailing interest rates are lower than the rate borne by the Debentures. If prevailing rates are lower at the time of redemption, a holder would not be able to reinvest the redemption proceeds in a comparable security at an effective interest rate as high as the interest rate on the Debentures being redeemed.

## DECLARATION OF TRUST AND DESCRIPTION OF UNITS

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The following is a summary of certain provisions of the Declaration of Trust and does not purport to be complete and is subject to and is qualified in its entirety by reference to the Declaration of Trust, as filed on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

### Units

The beneficial interests in Granite REIT are represented and constituted by a single class of “trust units”. An unlimited number of Units may be issued pursuant to the Declaration of Trust. Each Unit represents an equal undivided beneficial interest in any distributions by Granite REIT, whether of net income, net realized capital gains or other amounts and, in the event of termination of Granite REIT, in the net assets of Granite REIT remaining after satisfaction of all liabilities, and no Unit has any preference or priority over any other.

No Unitholder is entitled to call for any partition or division of Granite REIT’s property or for a distribution of any particular asset forming part of Granite REIT’s property or of any particular monies or funds received by the Trustees. The legal ownership of the property of Granite REIT and the right to conduct the activities and operations of Granite REIT are vested exclusively in the Trustees, and no Unitholder has or is deemed to have any right of ownership in any of the property of Granite REIT, except as a beneficiary of Granite REIT and as specifically provided in the Declaration of Trust.

Unitholders may attend and vote at all meetings of the Unitholders, either in person or by proxy, and each Unit is entitled to one vote at all such meetings or in respect of any written resolution of Unitholders.

Subject to applicable regulatory approval, the issued and outstanding Units may be subdivided or consolidated from time to time by the Trustees without Unitholder approval.

The Units are not “deposits” within the meaning of the Canada Deposit Insurance Corporation Act and are not insured under the provisions of such Act or any other legislation. Furthermore, Granite REIT is not a trust company and, accordingly, is not registered under any trust and loan company legislation as it does not carry on the business of a trust company.

### Allotment and Issue of Units

The consideration for any Unit must be paid in one or more of money, property or past services performed for or for the direct or indirect benefit of Granite REIT, the value of which consideration received by Granite REIT, as determined by the Trustees, equals or exceeds the issue price set for the Unit. Subject to the foregoing and the restrictions noted at “– Limitations on Non-Resident Ownership of Units”, the Trustees may allot and issue Units at such time or times and in such manner (including pursuant to any reinvestment plan relating to distributions of Granite REIT, equity-based compensation plans of Granite REIT or its respective affiliates or pursuant to a unitholder rights plan of Granite REIT, and for such consideration and to such person, persons or class of persons as the Trustees in their sole discretion shall determine. Units may be issued and sold on an instalment basis, in which event beneficial ownership of such Units may be represented by instalment receipts but shall otherwise be non-assessable. Units may also be issued in satisfaction of any non-cash distribution by Granite REIT to the Unitholders.

The Trustees may also create and issue rights, warrants or options or other instruments or securities (including, subject to the provisions summarized under “Investment Guidelines and

Operating Policies of Granite REIT”) exercisable for, convertible into, exchangeable for or otherwise pursuant to which a holder may subscribe for, acquire or receive payment in, fully paid Units.

### **Transferability of Units**

The Units are freely transferable and, other than as provided in the Declaration of Trust, the Trustees shall not impose any restriction on the transfer of the Units.

No transfer of Units shall be effective as against the Trustees or shall be in any way binding upon the Trustees until the transfer has been recorded on the register to be maintained by Granite REIT’s registrar and transfer agent.

### **Purchases of Units**

Granite REIT may purchase or otherwise acquire at any time, in each case for cancellation, the whole or from time to time any part of the outstanding Units, at a price per Unit and on a basis determined by the Trustees in compliance with all applicable securities laws, regulations or policies and the policies of any applicable stock exchange.

### **Trustees**

#### *Number of Trustees and Quorum*

The Declaration of Trust provides that Granite REIT will have a minimum of three and a maximum of 15 Trustees.

The number of Trustees may be fixed within such limits, from time to time, and increased or decreased within such limits, from time to time, by resolution of the Trustees. If the number of Trustees so fixed is increased, the Trustees may, from time to time, appoint one or more additional Trustees to fill such a vacancy, provided that the number of additional Trustees so appointed must not at any time exceed one-third of the number of the current Trustees who were elected or appointed as Trustees other than pursuant to the foregoing.

#### *Trustee Power and Authority*

The Trustees, subject only to the specific limitations contained in the Declaration of Trust, including, without limitation, those described under “Investment Guidelines and Operating Policies of Granite REIT” and “– Amendments to the Declaration of Trust – Amendments by Unitholders”, shall have, without further or other authorization, action or consent and free from any control or direction on the part of, Unitholders, full, absolute and exclusive power, control and authority over the assets of Granite REIT and over the activities and operations of Granite REIT to the same extent as if the Trustees were the sole and absolute legal and beneficial owners of such assets in their own right, to do all such acts and things as in their sole judgment and discretion are necessary or incidental to, or desirable for, the carrying out of any of the purposes of Granite REIT or the conducting of the activities and operations of Granite REIT.

In particular, the Trustees have the power and authority to, among other things: (a) retain, invest and re-invest the capital or other funds of Granite REIT in real or personal property of any kind; (b) possess and exercise all the rights, powers and privileges appertaining to the ownership of the property of Granite REIT; (c) increase the capital of Granite REIT at any time by the issuance of additional Units; (d) invest in, purchase or otherwise acquire and hold for investment the entire or any participating interest in notes, debentures, bonds or other obligations which are secured by any mortgages; (e) sell, rent, lease, hire, exchange, release,

partition, assign, mortgage, pledge, hypothecate, grant security interests in, encumber, negotiate, convey, transfer or otherwise dispose of any or all of the property of Granite REIT; (f) enter into leases, contracts, obligations and other agreements; (g) issue any type of debt securities or convertible debt securities and borrow money or incur any other form of indebtedness for the purpose of carrying out the purposes, activities and operations of Granite REIT; (h) guarantee, indemnify or act as surety with respect to payment or performance of obligations of other persons, to the extent, in the opinion of the Trustees, necessary or incidental to or desirable for the carrying out of any of the purposes of Granite REIT or conducting the activities and operations of Granite REIT; (i) lend money or other property of Granite REIT; (j) elect, appoint, engage or employ officers of Granite REIT who may be removed or discharged at the discretion of the Trustees; (k) collect, sue for and receive sums of money coming due to Granite REIT; (l) renew, modify, release, compromise, extend, consolidate or cancel, in whole or in part, any obligation to or of Granite REIT; (m) to the extent permitted by law, indemnify, or enter into agreements with respect to the indemnification of, the Trustees; (n) except as prohibited by law or the Declaration of Trust, delegate any of the powers and duties of the Trustees; and (o) do all such other acts and things as are incidental to the foregoing, and exercise all powers which are necessary or useful to carry on the activities and operations of Granite REIT, to promote any of the purposes for which Granite REIT is formed and to carry out the provisions of the Declaration of Trust.

### ***Term of Trustees***

Trustees elected or appointed hold office for a term that, subject to the terms of the Declaration of Trust, expires at the conclusion of the next annual meeting of Unitholders or until their successors are elected or appointed (or until their earlier resignation, removal or death, if applicable), and shall be eligible for election or re-election.

### ***Residency of Trustees and Quorum***

A majority of the Trustees must be Resident Canadians. If at any time a majority of the Trustees are not Resident Canadians because of the resignation, removal, death or change in circumstance of any Trustee who was a Resident Canadian, or there are no Trustees who are Resident Canadians, the Trustee or Trustees who are not Resident Canadians shall, immediately before that time, be deemed to have resigned and shall cease to be Trustees with effect from the time of such deemed resignation.

A quorum of the Trustees will be a majority of the Trustees then holding office, provided that a majority of Trustees present are Resident Canadians.

A majority of meetings of the Trustees in each calendar year must be held in Canada.

### ***Resignation and Removal of Trustees***

A Trustee may resign at any time and such resignation shall take effect on the date notice is given or at any later time specified in the notice. A Trustee may be removed at any time (i) with or without cause by a majority of the votes cast at a meeting of Unitholders or (ii) by the other Trustees if the Trustee is convicted of an indictable offence, or if the Trustee ceases to be qualified to act as a trustee of Granite REIT and does not promptly resign. Any removal of a Trustee shall take effect immediately following the aforesaid vote or resolution.

## *Vacancies*

The resignation, deemed resignation, removal or death of a Trustee, or failure of the Unitholders to elect some, but not all, of the required number of Trustees, shall cause a vacancy to occur and a majority of the Trustees continuing in office may fill such a vacancy; provided that, if such vacancy arises as a result of removal of a Trustee by Unitholders, such vacancy may be filled by the Unitholders electing a replacement Trustee at the meeting at which the Trustee is removed. If Unitholders fail to elect any Trustees, the Trustees then in office will continue to hold office, subject to the terms of the Declaration of Trust.

Until vacancies resulting from the resignation, deemed resignation, removal or death of a Trustee are filled (through election by Unitholders, appointment by the remaining Trustees or otherwise in accordance with the Declaration of Trust), the remaining Trustee or Trustees (even if less than a quorum) may exercise the powers of the Trustees under the Declaration of Trust.

If at any time the number of Trustees is less than the required number and the remaining Trustee or Trustees fail or are unable to appoint one or more additional Trustees or if, upon the deemed resignation of one or more Trustees there would be no Trustees, then the Trustees then in office shall promptly call a special meeting of Unitholders to fill the vacancies (and conduct such other business, if any, that may be dealt with at that meeting) and, if they fail to call a meeting or if there are no Trustees then in office, the meeting may be called by any Unitholder.

## *Standard of Care of Trustees, Indemnification and Limitations of Liability*

The Declaration of Trust provides that the Trustees shall exercise their powers and carry out their functions thereunder honestly and in good faith with a view to the best interests of Granite REIT and the Unitholders and that in connection therewith the Trustees shall exercise the care, diligence and skill that a reasonably prudent individual would exercise in comparable circumstances.

The Declaration of Trust provides that the Trustees shall at all times be indemnified and saved harmless out of the property of Granite REIT from and against losses which the Trustees may suffer, sustain, incur or be required to pay as a result of, or in connection with any claim for or in respect of any act, deed, matter or thing whatsoever made, done, acquiesced in or omitted in or about or in relation to the execution of their duties as Trustees and also from and against all other losses which they sustain or incur in or about or in relation to the activities and operations of Granite REIT, unless: (i) at the time that the indemnity or payment is made, Granite REIT was prohibited from giving the indemnity or paying the expenses by the then governing declaration of trust; (ii) in relation to the subject matter of any proceeding or investigation for which indemnification is sought, the Trustee did not act honestly and in good faith with a view to the best interests of Granite REIT and the Unitholders; or (iii) in the case of any criminal or administrative action or proceeding that is enforced by a monetary penalty, the Trustee did not have reasonable grounds for believing that the Trustee's conduct in respect of which the proceeding was brought was lawful. The Declaration of Trust also provides, in certain circumstances, for the advance of funds to a Trustee and repayment of such funds to Granite REIT.

Pursuant to the Declaration of Trust, none of the Trustees or any agent of Granite REIT shall be liable to Granite REIT or any Unitholder or former Unitholder for (i) any action taken in good faith in reliance on any documents that are, prima facie, properly executed, (ii) any depreciation of, or loss to, Granite REIT incurred by reason of the sale of any security, (iii) the loss or disposition of monies or securities, or (iv) any other action or failure to act, including the failure to compel in any way any former or acting Trustee to redress any breach of trust or any failure

by any person to perform obligations or pay monies owed to Granite REIT, except for a breach of the duties and standard of care, diligence and skill set out above. If the Trustees have retained an appropriate expert or advisor with respect to any matter connected with their duties under the Declaration of Trust, the Trustees may in good faith act or refuse to act based on the advice of such expert or advisor and, notwithstanding any provision of the Declaration of Trust, including the duties and standard of care, diligence and skill set out above, the Trustees will not be liable for any action or refusal to act in good faith based on the advice of any such expert or advisor which it is reasonable to conclude is within the expertise of such expert or advisor to give. The Declaration of Trust further provides that (i) subject to the duties and standard of care, diligence and skill set out above, none of the Trustees nor any agent of Granite REIT shall be subject to any liability in their personal capacities for any debts, liabilities, obligations, claims, demands, judgments, costs, charges or expenses (including legal expenses) against or with respect to Granite REIT or in respect to the activities of Granite REIT, (ii) other than the property and assets of Granite REIT, no property or assets of the Trustees, owned in their personal capacity or otherwise, will be subject to any levy, execution or other enforcement procedure with regard to any obligations of Granite REIT under the Declaration of Trust or under any other agreements and no recourse with respect to such obligations may be had or taken, directly or indirectly, against the Trustees in any capacity other than their capacity as Trustees of Granite REIT or against any successor, heir, executor, administrator or legal representative of the Trustees, and (iii) Granite REIT shall be solely liable therefor and resort shall be had solely to the property and assets of Granite REIT for payment or performance thereof.

The Declaration of Trust also provides that the foregoing matters in this paragraph will apply mutatis mutandis to each individual who: (i) is or was an officer of Granite REIT; (ii) was a Trustee; (iii) is or was, or holds or held a position equivalent to that of, a director or officer of Granite GP or of a person at a time when that person is or was an affiliate of Granite REIT or of Granite GP; (iv) at the request of Granite REIT or Granite GP, is or was, or holds or held a position equivalent to that of, a director or officer of a person; and the heirs and personal or other legal representatives of any of the foregoing individuals or an individual who is a Trustee. Granite REIT shall also indemnify any such persons in such other circumstances as the Declaration of Trust or law permits or requires.

### **Unit Redemption Right**

Units are redeemable at any time on demand by the holders thereof. A Unitholder who wishes to exercise the redemption right is required to duly complete and properly execute a notice, in a form approved by the Trustees, requiring Granite REIT to redeem that number of Units specified in the notice, which notice shall be sent to the head office of Granite REIT or any principal office of the transfer agent in respect of Units. No form or manner of completion or execution of a notice shall be sufficient unless the same is in all respects satisfactory to the Trustees and is accompanied by any further evidence that the Trustees may reasonably require with respect to the identity, capacity or authority of the person giving such notice.

On Granite REIT's acceptance of the notice to redeem Units, the Unitholder shall thereafter cease to have any rights with respect to the Units tendered for redemption (other than to receive the redemption payment therefor) including the right to receive any distributions thereon which are declared payable to the Unitholders of record on a date which is subsequent to the day of receipt by Granite REIT of such notice. Units shall be deemed to be tendered for redemption on the date (the "Unit Redemption Date") that Granite REIT has, to the satisfaction of the Trustees, received the notice and other required documents or evidence. All Units redeemed by Granite REIT will be cancelled.

A Unitholder shall, upon Granite REIT's receipt of a valid redemption notice, be entitled to be paid, in respect of each Unit so tendered for redemption an amount per Unit (the "Unit Redemption Price") equal to:

- (a) 95% of the "market price" of a Unit on the TSX (or, if not traded on the TSX, another applicable principal market), during the 10-trading day period commencing immediately after the Unit Redemption Date; and
- (b) the "closing market price" of a Unit on the TSX (or, if not traded on the TSX, another applicable principal market), on the Unit Redemption Date.

For the purposes of the foregoing,

- (i) the "market price" of a Unit will be an amount equal to the volume weighted average of the trading prices of the Units for each of the trading days on which there was a trade of Units during the specified 10-trading day period; provided that if there was trading on the applicable exchange or market for fewer than five of the 10- trading days, the "market price" shall be the simple average of the following prices established for each of the 10 trading days: for each day on which there was no trading, the average of the last bid and ask prices; and for each day that there was trading, the volume weighted average trading price of the Units; and
- (ii) the "closing market price" of a Unit for a particular date shall be an amount equal to:
  - (a) the closing price of the Units if there was a trade on that date and the exchange or market provides a closing price; (b) the average of the highest and lowest prices of the Units if there was trading and the exchange or other market provides only the highest and lowest trading prices of Units traded on that date; and (c) the average of the last bid and last ask prices of the Units if there was no trading on that date.

The aggregate cash redemption price payable by Granite REIT in respect of all Units tendered for redemption during any calendar month shall be satisfied by way of a cash payment on or before the last day of the calendar month following the month in which the Units were tendered for redemption, provided that such entitlement to receive cash shall not be applicable to Units tendered for redemption by a Unitholder, if:

- (i) the total amount payable by Granite REIT in respect of Units tendered for redemption in a calendar month exceeds \$100,000; provided that the Trustees may, in their sole discretion, waive such limitation in respect of all Units tendered for redemption in any calendar month;
- (ii) at the time the Units are tendered for redemption, the outstanding Units are not listed for trading or quoted on any stock exchange or market which, in the sole discretion of the Trustees, provides representative fair market value prices for the Units; or
- (iii) the normal trading of the outstanding Units is suspended or halted on any stock exchange on which the Units are listed for trading or, if not so listed, on any market on which the Units are quoted for trading, on the Unit Redemption Date for such Units or for more than five trading days during the 10-trading day period commencing immediately after the Unit Redemption Date for such Units.

If a Unitholder is not entitled to receive its entire redemption price in cash upon the redemption of Units as a result of one or more of the foregoing limitations, then each Unit tendered for redemption will, subject to any applicable regulatory approvals, be paid and satisfied by way of a distribution in specie to such Unitholder consisting of notes of Granite LP or another subsidiary of Granite LP having a net asset value in excess of \$50 million, having a maturity date of 10 years from their date of issue, a principal amount equal to the applicable Unit Redemption Price and an interest rate which, as determined by the Trustees, will result in

such notes having a fair market value equal to their principal amount (such notes, the "Unit Redemption Assets"). The Unit Redemption Price payable in respect of such Units tendered for redemption during any month shall be paid by the transfer of the Unit Redemption Assets, to or to the order of the Unitholder who exercised the right of redemption, on or before the last business day of the calendar month following the month in which the Units were tendered for redemption. No principal amount of Unit Redemption Assets that is not an integral multiple of \$10 will be distributed and, where Unit Redemption Assets to be received by a former Unitholder include a principal amount that is not an integral multiple of \$10, the principal amount of such Redemption Assets shall be rounded to the nearest integral multiple of \$10 (with \$5 being rounded up).

## Meetings of Unitholders

### *Annual and Other Meetings*

The Declaration of Trust provides that there shall be an annual meeting of the Unitholders at such time and place in Canada as the Trustees shall prescribe for the purpose of electing Trustees, appointing the auditors of Granite REIT and transacting such other business as the Trustees may determine or as may properly be brought before the meeting.

A meeting of Unitholders may be convened at any time and place and for any purpose by the Trustees and must be convened if requisitioned by Unitholders holding in the aggregate not less than 5% of the outstanding Units.

Unitholders may attend and vote at all meetings of the Unitholders either in person or by proxy and a proxyholder need not be a Unitholder. The quorum of Unitholders for the transaction of business at a meeting of Unitholders shall exist where two or more Unitholders holding Units carrying not less than 25% of the number of votes attached to all Units entitled to be voted at such meeting are present in person or represented by proxy. Any meeting of Unitholders may be held partially or entirely by means of a telephonic, electronic or other communications medium. The Declaration of Trust contains further provisions as to quorum, the notice required and other procedures with respect to the calling and holding of meetings of Unitholders.

### *Matters on which Unitholders Shall Vote*

The Declaration of Trust provides that none of the following shall occur unless the same has been duly approved by the Unitholders at a meeting duly called and held:

- (i) subject to certain exceptions (see “– Trustees”), the appointment, election or removal of Trustees;
- (ii) the appointment or removal of auditors of Granite REIT;
- (iii) any amendment to the Declaration of Trust (except as noted at “*Investment Guidelines and Operating Policies of Granite – Amendments to Investment Guidelines and Operating Policies*” or “– *Amendments to the Declaration of Trust – Amendments by Trustees*”); or
- (iv) the matters noted at “– *Amendments to the Declaration of Trust – Amendments by Unitholders*”.

Except with respect to the matters specified above or as noted under “– Amendments to the Declaration of Trust”, no vote of the Unitholders will in any way bind the Trustees.

## Unitholder Proposals

Unitholders have a right to submit written notice to Granite REIT of any matter that the person wishes to have considered at the next annual meeting of Unitholders (a “Proposal”) and to present at the meeting the Proposal, provided that they are a Qualified Unitholder (as defined below) at the time.

A Proposal may include nominations for the election of trustees if the Proposal is made in compliance with Granite REIT’s Advance Notice Provisions. See “– Advance Notice Provisions” below.

To be eligible to submit a Proposal, a person must be a registered or beneficial owner of one or more Units that carry the right to vote at general meetings for an uninterrupted period of at

least two years before the date of signing the Proposal (a "Qualified Unitholder"). A person is not a Qualified Unitholder if, within two years before the signing of such Proposal, the person failed to present at a meeting of Unitholders, a Proposal that, at the person's request, had been included in a proxy circular relating to a meeting of the Unitholders.

A Proposal is valid if, among other things, (i) it includes the signature of the person submitting the Proposal and persons in support of the Proposal; (ii) it is signed by Qualified Unitholders who, together with the person that submits the Proposal, at the time of signing, are the registered holders or beneficial owners of Units that, in the aggregate, (A) constitute not less than 1% of the combined total number of outstanding Units, or (B) have a fair market value in excess of \$2,000; (iii) the Proposal is accompanied by a declaration from the person submitting the Proposal and each supporter, signed by person submitting the Proposal and each supporter, as the case may be, or, in the case of a person submitting or supporting the Proposal that is a corporation, by a director or senior officer of the signatory, (A) providing the name and mailing address of that signatory; (B) declaring the number of Units owned by that signatory as a registered or beneficial owner; and (C) unless the name of the registered owner has already been provided in the Proposal, providing the name of the registered owner of those Units; and (iv) the Proposal and the declarations are received at the registered office of Granite REIT at least three months before the anniversary of the previous year's annual meeting of Unitholders.

Granite REIT will include in, or attach to, its proxy circular delivered in connection with its annual meeting, the text of the Proposal, the names and mailing addresses of the submitter and supporters of the Proposal, and, if requested by the submitting person, include a statement in support of the Proposal by such person, such statement, together with the Proposal, not to exceed 1,000 words exclusive of the prescribed information referred to above. Notwithstanding the foregoing, Granite REIT shall not be obligated to include such materials/information in its circular if (i) the Proposal is submitted to Granite REIT less than three months before the anniversary date of the prior year's annual meeting; (ii) the Trustees have called an annual general meeting to be held after the date on which the Proposal is received by Granite REIT and have sent notice of that meeting in accordance with the Declaration of Trust; (iii) the Proposal is not validly submitted or exceeds the maximum length; (iv) it clearly appears that the primary purpose of the Proposal is to enforce a personal claim or redress personal grievance or the Proposal does not relate in a significant way to the business or affairs of Granite REIT; (v) substantially the same Proposal was submitted to Unitholders within the preceding five years and did not receive the required support (being 3% of total Units voted if the Proposal was introduced at one annual meeting, 6% of total Units voted if the Proposal introduced at two annual meetings, and 10% of total Units voted if the Proposal introduced at three or more annual meetings); (vi) the Proposal has already been substantially implemented; (vii) the Proposal, if implemented, would cause Granite REIT to commit an offence; or (viii) the Proposal deals with matters beyond Granite REIT's power to implement.

### **Advance Notice Provisions**

The Declaration of Trust requires advance notice to be given to Granite REIT of Unitholder proposals relating to the nomination of Trustees (the "Advance Notice Provisions").

To be an eligible Unitholder for making nominations under the Advance Notice Provisions, the nominating Unitholder (a "Nominating Unitholder") must (a) comply with the notice procedures set forth in the Advance Notice Provisions, as provided for below, and (b) at the close of business on the date of the giving of the applicable notice and on the record date for notice of the applicable Unitholder meeting, be entered in Granite REIT's register as a holder of one or

more Units carrying the right to vote at such meeting or beneficially own Units that are entitled to be voted at such meeting.

In addition to any other applicable requirements, for a nomination to be made by a Nominating Unitholder, the Nominating Unitholder must have given timely notice thereof to the Trustees in the prescribed manner.

To be timely, a Nominating Unitholder's notice to the Trustees must be made, among other things: (i) in the case of an annual meeting of Unitholders, not less than 30 days prior to the date of the annual meeting; provided, however, that in the event that the annual meeting is to be held on a date that is less than 50 days after the date (the "Notice Date") on which the first public announcement of the date of such meeting was made, notice may be given not later than the close of business on the tenth day following the Notice Date; (ii) in the case of a special meeting (which is not also an annual meeting) of Unitholders called for the purpose of electing Trustees (whether or not called for other purposes), not later than the close of business on the fifteenth day following the Notice Date; and (iii) in the case of an annual meeting of Unitholders or a special meeting (which is not also an annual meeting) of Unitholders called for the purpose of electing Trustees (whether or not also called for other purposes) where "notice-and-access" (as defined in National Instrument 54-101- *Communication with Beneficial Owners of Securities of a Reporting Issuer*) is used for delivery of proxy-related materials and the Notice Date is not less than 50 days before the date of the meeting, not less than 40 days prior to the date of the meeting.

To be in proper written form, a Nominating Unitholder's notice to the Trustees must, among other things, set forth: (i) as to each person whom the Nominating Unitholder proposes to nominate for election as a Trustee: (A) the name, age, province or state, and country of residence of the person; (B) the principal occupation or employment of the person; (C) whether the person is a Resident Canadian; (D) the class or series and number of Units which are controlled or which are owned beneficially or of record by the person as of the record date for the meeting of Unitholders (if such date shall then have been made publicly available and shall have occurred) and as of the date of such notice; and (E) any other information relating to the person that would be required to be disclosed in a dissident's proxy circular in connection with solicitations of proxies for election of Trustees pursuant to applicable securities laws; and (ii) as to the Nominating Unitholder giving the notice, any proxy, contract, arrangement, understanding or relationship pursuant to which such Nominating Unitholder has a right to vote any Units and any other information relating to such Nominating Unitholder that would be required to be made in a dissident's proxy circular in connection with solicitations of proxies for election of Trustees pursuant to applicable securities laws.

### **Limitations on Non-Resident Ownership of Units**

At no time may more than 49% (on either a basic or fully-diluted basis) of the Units be held for the benefit of any Non-Resident Beneficiaries. The Trustees may require declarations as to the jurisdictions in which beneficial owners of Units are resident or declarations from holders of Units as to whether such Units are held for the benefit of Non-Resident Beneficiaries. If the Trustees become aware that more than 49% (on either a basic or fully-diluted basis) of the Units then outstanding are, or may be, held for the benefit of Non-Resident Beneficiaries or that such a situation is imminent, the Trustees may cause Granite REIT to make a public announcement thereof and shall not accept a subscription for Units from or issue or register a transfer of Units to a person unless the person provides a declaration that the person is not a Non-Resident (or, in the discretion of the Trustees, that the person is not a Non-Resident Beneficiary) and does not hold its Units for a Non-Resident Beneficiary. If, notwithstanding the foregoing, the Trustees determine that more than 49% of the Units (on either a basic or fully-diluted basis) are held for the benefit of Non-Resident Beneficiaries, the Trustees may cause

Granite REIT to send a notice to Non-Resident holders of Units, chosen in inverse order to the order of acquisition or registration or in such manner as the Trustees may consider equitable and practicable, requiring them to sell their Units or a portion thereof within a specified period of not more than 60 days. If the Unitholders receiving such notice have not sold the specified number of Units or provided the Trustees with satisfactory evidence that they are not Non-Residents and do not hold their Units for the benefit of Non-Resident Beneficiaries within such period, the Trustees may cause Granite REIT to sell such Units on behalf of such Unitholders and, in the interim, the voting and distribution rights attached to such Units shall be suspended. Upon such sale the affected holders shall cease to be holders of Units and their rights shall be limited to receiving the net proceeds from such sale.

## **Amendments to the Declaration of Trust**

### *Amendments by Unitholders*

Except as noted below, the Declaration of Trust may be amended by the vote of a majority of the votes cast at a meeting of Unitholders called for that purpose.

The Declaration of Trust provides that none of the following shall occur unless the same has been duly approved by the affirmative vote of at least two-thirds of the votes cast at a meeting of Unitholders duly called and held:

- (i) any amendment to change a right with respect to any outstanding Units to reduce the amount payable thereon upon termination of Granite REIT or to diminish or eliminate any voting rights pertaining thereto;
- (ii) any amendment to the duration or termination provisions of Granite REIT;
- (iii) any amendment relating to the powers, duties, obligations, liabilities or indemnification of the Trustees;
- (iv) the termination of Granite REIT;
- (v) any sale or transfer of the assets of Granite REIT as an entirety or substantially as an entirety (other than as part of an internal reorganization of the assets of Granite REIT as approved by the Trustees); or
- (vi) any amendment to the investment guidelines set out under the heading "Investment Guidelines and Operating Policies of Granite REIT – Investment Guidelines" and the operating policies set out under the heading "Investment Guidelines and Operating Policies of Granite REIT – Operating Policies", except as noted under "Investment Guidelines and Operating Policies of Granite REIT – Amendments to Investment Guidelines and Operating Policies".

### *Amendments by Trustees*

The Declaration of Trust provides that the Trustees may make the following amendments to the Declaration of Trust in their sole discretion and without the approval of Unitholders:

- (i) amendments for the purpose of ensuring continuing compliance with applicable laws, regulations, requirements or policies of any governmental authority having jurisdiction over the Trustees or over Granite REIT or the distribution of Units;
- (ii) amendments which, in the opinion of the Trustees, provide additional protection for Unitholders;

- (iii) amendments which, in the opinion of the Trustees are necessary or desirable to remove conflicts or inconsistencies in the Declaration of Trust;
- (iv) amendments which, in the opinion of the Trustees, are necessary or desirable to remove conflicts or inconsistencies between the disclosure in this information circular and the Declaration of Trust;
- (v) amendments of a minor or clerical nature or to correct typographical mistakes, ambiguities or manifest omissions or errors which amendments in the opinion of the Trustees are necessary or desirable and not prejudicial to the Unitholders;
- (vi) such amendments to the Declaration of Trust as the Trustees in their discretion deem necessary or desirable (a) as a result of changes in the taxation laws from time to time which may affect Granite REIT, the Unitholders, annuitants or beneficiaries under a plan of which a Unitholder acts as a trustee or a carrier, or to qualify for a particular status under taxation laws including to qualify as a "mutual fund trust" or a "real estate investment trust" for purposes of the Tax Act or to otherwise prevent Granite REIT or any of its subsidiaries from becoming subject to taxation under the SIFT Rules or under Part XII.2 of the Tax Act, or (b) as a result of changes in accounting standards (including the implementation of IFRS Accounting Standards) from time to time which may affect Granite REIT, the Unitholders or annuitants or beneficiaries under a plan of which a Unitholder acts as a trustee or a carrier; and
- (vii) amendments which in the opinion of the Trustees are not prejudicial to Unitholders and are necessary or desirable (which, for greater certainty, exclude amendments in respect of which a Unitholder vote is specifically otherwise required); and (vii) amendments which in the opinion of the Trustees are necessary or desirable to enable Granite REIT to issue Units for which the purchase price is payable on an instalment basis.

### ***Written Resolutions of Unitholders***

A resolution signed in writing by Unitholders shall be deemed to be a proceeding at a meeting of Unitholders and to be as valid and effective as if it had been passed at a meeting of Unitholders if all the Unitholders who are entitled to vote at an annual meeting consent by a unanimous resolution to all of the business that is required to be transacted at that annual meeting.

The Declaration of Trust may not be amended to require a greater number of votes of Unitholders to remove a Trustee unless all Unitholders consent by a unanimous written resolution.

### **Ratifying Amendments to the Declaration of Trust**

An amendment to the Declaration of Trust described under sections (vii) and (viii) of "- Amendments by Trustees" above shall be subject to the following ratifying procedures:

- a. Such an amendment shall be submitted by the Trustees to the Unitholders at the next meeting of Unitholders, and the Unitholders are entitled to vote on the amendment may, by a majority of the votes cast at such meeting of Unitholders, confirm, reject or amend the amendment to the Declaration of Trust.
- b. Such an amendment is effective from the date the amended Declaration of Trust is signed which reflects the amendment approved by the Trustees until it is confirmed, confirmed as amended or rejected by the Unitholders or until it ceases to be effective as

described below, and, where the amendment is confirmed or confirmed as amended, it continues in effect in the form in which it was so confirmed.

- c. If such an amendment is rejected by the Unitholders, or if the Trustees do not submit such an amendment to the Unitholders, in either case as required, the amendment ceases to be effective immediately after the meeting of Unitholders referred to in (a) and no subsequent resolution of the Trustees to amend the Declaration of Trust having substantially the same purpose or effect is effective until it is confirmed or confirmed as amended by the Unitholders. The Trustees shall sign an amended and restated Declaration of Trust which removes the rejected or unapproved amendment.

## **Unitholder Remedies**

### *Dissent and Appraisal Rights*

The Declaration of Trust contains provisions entitling a Unitholder who is entitled to vote at a meeting of Unitholders, upon compliance with the requirements set out in the Declaration of Trust, to dissent to certain fundamental changes and transactions resolved by Granite REIT, including:

- a. if Granite REIT resolves to amend the Declaration of Trust to add, change or remove any restriction on the business that Granite REIT may carry on;
- b. in respect of a resolution to approve an arrangement, the terms of which arrangement permit dissent;
- c. if Granite REIT resolves to sell, lease, transfer or exchange all or substantially all the property and assets of the Trust;
- d. in respect of any other resolution, if dissent is authorized by the resolution; or
- e. in respect of any court order that permits dissent.

A Unitholder wishing to dissent must: (i) prepare a separate notice of dissent in accordance with the terms of the Declaration of Trust for (A) the Unitholder, if the Unitholder is dissenting on the Unitholder's own behalf, and (B) each other person who beneficially owns Units registered in the Unitholder's name and on whose behalf the Unitholder is dissenting; (ii) identify in each notice of dissent the person on whose behalf dissent is being exercised in that notice of dissent; and (iii) dissent with respect to all of the Units registered in the Unitholder's name, of which the person identified under item (ii) is the beneficial owner.

A person who wishes to have dissent exercised with respect to Units of which the person is the beneficial owner must: (i) dissent with respect to all of the Unit, if any, of which the person is both the registered owner and the beneficial owner, and (ii) cause each Unitholder who is a registered owner of any other Units of which the person is the beneficial owner to dissent with respect to all of those Units.

A Unitholder that dissents in accordance with the procedures under the Declaration of Trust will be entitled, at the time the approved action from which the Unitholder dissents becomes effective, to receive the agreed upon payout value (being the fair value of the Units at the applicable time, excluding any appreciation or depreciation in anticipation of the corporate action approved or authorized by the resolution or court order unless exclusion would be inequitable) of the Units held by such dissenting Unitholder in respect of which the Unitholder dissents.

The Declaration of Trust includes requirements for submitting Units to be cancelled and receipt of the payout value payment owed, by which Granite REIT and the dissenting Unitholder must adhere to for the purposes of complying with the Declaration of Trust.

Granite REIT and each dissenting Unitholder may enter into an agreement with respect to the payout value of the Units, following which Granite REIT must promptly pay that amount to the dissenter. The proposed provisions will provide for the ability to make application to a court if Granite REIT and the dissenting Unitholder fail to agree upon the payout value for the Units, for purposes of the court fixing a payout value for the Units of any dissenting Unitholder, or to order that the payout value of those Units be established by arbitration or by reference to the registrar, or a referee of, the court.

A Unitholder may not waive generally a right to dissent but may, in writing, waive the right to dissent with respect to a particular action.

### ***Oppression Remedy***

The Declaration of Trust provides certain persons with the right to an oppression remedy.

Unitholders and any other person who in the discretion of the court is a proper person to make an application (each, a “Complainant”) may apply to a court on the ground: (i) that the affairs of Granite REIT are being or have been conducted, or that the powers of the Trustees are being or have been exercised, in a manner oppressive to one or more of the Unitholders, including the applicant; or (ii) that some act of Granite REIT has been done or is threatened, or that some resolution of the Unitholders has been passed or is proposed, that is unfairly prejudicial to one or more of the Unitholders, including the applicant.

On an application to the court, the court may, if it is satisfied that the application was brought by a Complainant in a timely matter, with a view to remedying or bringing to an end the matters complained of, make any interim or final order it considers appropriate.

### **Term of Granite REIT**

Granite REIT has been established for a term that will continue for so long as any of the Granite REIT property is held by the Trustees, unless earlier terminated by the Unitholders (see “Declaration of Trust and Description of Units –Amendments to the Declaration of Trust – Amendments by Unitholders”).

The Declaration of Trust provides that upon the termination of Granite REIT, the liabilities of Granite REIT will be discharged or provided for with due speed and the net assets of Granite REIT will be liquidated and the proceeds distributed proportionately to the Unitholders, unless some other procedure is provided for by resolution of Unitholders in compliance with the Declaration of Trust. Such distribution may be made in cash or in kind or partly in each, all as the Trustees in their sole discretion may determine.

### **Acquisition Offers**

The Declaration of Trust provides that if an offer is made to acquire the Units and, within four months after the making of the offer, the offer is accepted by the Unitholders who, in aggregate, hold at least 90% of the Units, other than Units already held at the date of the offer by, or by a nominee of, the offeror or its affiliates, the offeror will be entitled to acquire the Units held by Unitholders who did not accept the offer, on the terms on which the offeror acquired Units from Unitholders who accepted the offer.

## Information and Reports

The Declaration of Trust provides that within such time period as is acceptable under National Instrument 51-102 – Continuous Disclosure Obligations, as amended from time to time (or other equivalent applicable regulations or successors thereto) ("NI 51-102"), upon a Unitholder's request or otherwise as required by applicable law, the Trustees will send or make available to Unitholders the audited comparative financial statements for each fiscal year required to be sent or made available to Unitholders under applicable securities laws (including any exemption therefrom). Within such time period as is acceptable under NI 51-102, after the end of each of the first three fiscal quarters of each year, upon a Unitholder's request or otherwise as required by applicable law, the Trustees will also send or make available the unaudited comparative financial statements for the period then ended required to be sent or made available to Unitholders under applicable securities laws (including any exemption therefrom).

The Trustees will supply Unitholders with any information that may be required by them in connection with their obligations under the Tax Act and equivalent provincial legislation.

## Conflict of Interest Provisions

The Declaration of Trust contains "conflict of interest" provisions that serve to protect Unitholders without creating undue limitations on Granite REIT. The Declaration of Trust contains provisions that require disclosure from a Trustee or officer of Granite REIT in respect of a contract or transaction that (i) is material to Granite REIT, (ii) Granite REIT has entered, or proposes to enter, into, and (iii) either: (a) the Trustee or officer of Granite REIT has a material interest in; or (b) is with a person of which the Trustee or officer of Granite REIT is a director or officer or in which the Trustee or officer of Granite REIT has a material interest (each a "Disclosable Interest"). The Declaration of Trust provides that a Trustee or officer of Granite REIT does not hold a Disclosable Interest in a contract or transaction merely because, among other reasons: (i) the contract or transaction is an arrangement by way of security granted by Granite REIT for money loaned to, or obligations undertaken by, the Trustee or officer of Granite REIT, or a person in whom the Trustee or officer of Granite REIT has a material interest, for the benefit of Granite REIT or an affiliate of Granite REIT; (ii) the contract or transaction relates to an indemnity or insurance for one or more Trustees or officers of Granite REIT in accordance with the Declaration of Trust; (iii) the contract or transaction relates to the remuneration of the Trustee or officer of Granite REIT in that person's capacity as a Trustee (or director), officer, employee or agent of Granite REIT or of an affiliate of Granite REIT; (iv) the contract or transaction relates to a loan to Granite REIT, and the Trustee or officer of Granite REIT, or a person in whom the Trustee or officer of Granite REIT has a material interest, is or is to be a guarantor of some or all of the loan; or (v) the contract or transaction has been or will be made with or for the benefit of a person that is affiliated with Granite REIT and the Trustee or officer of Granite REIT is also a Trustee, director or officer of that person or an affiliate of that person. The Declaration of Trust will also provide that a Trustee who has such a Disclosable Interest in a contract or transaction into which Granite REIT has entered or proposes to enter is not entitled to vote on any resolution to approve that contract or transaction, unless all the Trustees have such a Disclosable Interest in that contract or transaction, in which case any or all of the Trustees may vote on such resolution, however, subject to certain exceptions, the Trustees will be liable to account to Granite REIT for any profit that accrues to the Trustee under or as a result of such a contract or transaction.

## CREDIT FACILITY AND INDEBTEDNESS

### Debentures, Term Loan, and Credit Facility as at December 31, 2025

Debt Instrument	Issue Date	Maturity Date	Principal Issued and Outstanding (in millions)
Credit Facility .....	March 27, 2024	March 31, 2030	\$ 205.0
September 2026 Term Loan <sup>(1)</sup> .....	September 7, 2023	September 8, 2026	\$ 80.4
2026 Debentures .....	December 12, 2018	December 11, 2026	\$ 300.0
2027 Debentures .....	June 4, 2020	June 4, 2027	\$ 500.0
2028 Debentures .....	August 30, 2021	August 30, 2028	\$ 500.0
April 2029 Debentures .....	October 12, 2023	April 12, 2029	\$ 400.0
October 2029 Debentures .....	October 4, 2024	October 4, 2029	\$ 250.0
2030 Debentures .....	December 18, 2020	December 18, 2030	\$ 500.0
2031 Debentures .....	October 4, 2024	October 4, 2031	\$ 550.0

<sup>(1)</sup> On February 13, 2026, Granite LP prepaid the remaining aggregate principal amount of the September 2026 Term Loan with no prepayment penalty. See "- Term Loan".

### Credit Facility

As at December 31, 2025, Granite LP is the borrower under the Credit Facility with a total lender commitment in the amount of \$1.0 billion (which may be increased by an additional aggregate principal amount of up to \$450.0 million with the consent of the participating lenders). Draws on the Credit Facility are available by way of Canadian dollar, US dollar or Euro-denominated loans or Canadian dollar or US dollar-denominated letters of credit. Interest on drawn amounts is calculated based on an applicable margin determined by reference to the external credit rating of Granite REIT, as is a commitment fee in respect of undrawn amounts. The Credit Facility is guaranteed by Granite REIT and Granite GP. Although Granite LP is the borrower under the Credit Facility, the financial covenants must be satisfied on the basis of the consolidated combined financial statements of Granite REIT.

As at December 31, 2025, Granite LP had \$205.0 million drawn (2024 - nil) on the Credit Facility and \$2.8 million (2024 - \$2.8 million) in letters of credit issued against the Credit Facility. At December 31, 2025, Granite was in compliance with all of the covenants.

On January 22, 2026, Granite LP amended its existing senior unsecured revolving credit facility agreement to extend the maturity date for a new five-year term to January 22, 2031.

### Term Loan

On September 7, 2023, Granite LP entered into the September 2026 Term Loan. The maturity date of the September 2026 Term Loan is September 8, 2026. The September 2026 Term Loan was available in Euros in one drawdown and is fully prepayable without penalty. Any amount repaid may not be re-borrowed. Interest on drawn amounts is calculated based on EURIBOR plus a margin. The September 2026 Term Loan is guaranteed by Granite REIT and Granite GP. Although Granite LP is the borrower under the September 2026 Term Loan, the financial covenants must be satisfied on the basis of the consolidated combined financial statements of Granite REIT. On September 7, 2023, Granite LP drew the full EUR 70.0 million available under the September 2026 Term Loan. On December 10, 2024, Granite LP prepaid EUR 10.0 million of principal outstanding with no prepayment penalty. On October 14, 2025, Granite LP prepaid EUR 10.0 million of principal outstanding with no prepayment penalty. As at December 31, 2025, EUR 50.0 million of principal remained outstanding under the

September 2026 Term Loan. On February 13, 2026, Granite LP prepaid the remaining EUR 50.0 million of principal outstanding with no prepayment penalty.

On September 8, 2023, Granite LP entered into the 4.3325% Swap, under which Granite LP will make monthly fixed rate interest payments at 4.3325% in exchange for which it will receive monthly floating rate interest payments calculated based on EURIBOR plus the margin (which will completely offset the interest payable under the September 2026 Term Loan). On December 10, 2024, October 14, 2025 and February 13, 2026, in conjunction with the prepayments of the September 2026 Term Loan described above, Granite LP terminated the same respective principal portions of the 4.3325% Swap and settled the related mark-to-market liabilities.

## **Debentures**

On June 4, 2020, Granite LP issued the 2027 Debentures under the 2020 First Indenture. The \$500.0 million aggregate principal amount of 3.062% Series 4 senior unsecured debentures are due June 4, 2027.

On June 4, 2020, Granite LP entered into the 2.964% Swap, under which Granite LP will pay principal of US\$370.3 million in exchange for which it will receive \$500.0 million on June 4, 2027. Pursuant to the 2.964% Swap, Granite LP will make semi-annual US dollar-denominated fixed rate interest payments at 2.964% in exchange for which it will receive semi-annual Canadian dollar-denominated fixed rate interest payments at 3.062% (which will completely offset the interest payable under the 2027 Debentures).

On December 18, 2020, Granite LP issued the 2030 Debentures under the 2020 Second Indenture. The \$500.0 million aggregate principal amount of 2.378% Series 5 senior unsecured debentures are due December 18, 2030.

On December 18, 2020, Granite LP entered into the 1.045% Swap, under which Granite LP will pay principal of EUR 319.4 million in exchange for which it will receive \$500.0 million on December 18, 2030. Pursuant to the 1.045% Swap, Granite LP will make semi-annual Euro-denominated fixed rate interest payments at 1.045% in exchange for which it will receive semi-annual Canadian dollar-denominated fixed rate interest payments at 2.378% (which will completely offset the interest payable under the 2030 Debentures).

On August 30, 2021, Granite LP issued the 2028 Debentures under the 2021 Indenture. The \$500.0 million aggregate principal amount of 2.194% Series 6 senior unsecured debentures are due August 30, 2028.

On August 30, 2021, Granite LP entered into the 2.096% Swap, under which Granite LP will pay principal of US\$397.0 million in exchange for which it will receive \$500.0 million on August 30, 2021. Pursuant to the 2.096% Swap, Granite LP will make semi-annual US dollar-denominated fixed rate interest payments at 2.096% in exchange for which it will receive semi-annual Canadian dollar-denominated fixed rate interest payments at 2.194% (which will completely offset the interest payable under the 2028 Debentures).

On February 3, 2022, Granite terminated \$350.0 million of a total \$500.0 million principal of the 2.096% Swap. Simultaneously, Granite entered into the 0.536% Swap, a new \$350.0 million cross-currency interest rate swap maturing August 30, 2028 to exchange the Canadian dollar-denominated principal and interest payments of the 2028 Debentures for Euro-denominated principal and interest payments at a fixed interest rate of 0.536%. Upon termination, Granite

paid \$6.6 million to settle the mark-to-market liability relating to the \$350.0 million principal portion of the 2.096% Swap.

On October 12, 2023, Granite LP issued the April 2029 Debentures under the 2023 Indenture. The \$400.0 million aggregate principal amount of 6.074% Series 7 senior unsecured debentures are due April 12, 2029.

On October 12, 2023, Granite LP entered into the 4.9285% Swap, under which Granite LP will pay principal of EUR 277.7 million in exchange for which it will receive \$400.0 million on April 12, 2029. Pursuant to the 4.9285% Swap, Granite LP will make semi-annual Euro-denominated fixed rate interest payments at 4.9575% in exchange for which it will receive semi-annual Canadian dollar-denominated fixed rate interest payments at 6.103% (which will more than completely offset the interest payable under the April 2029 Debentures which have a coupon of 6.074%, thereby resulting in an effective interest rate of 4.9285% for the five and a half-year term of the April 2029 Debentures).

On October 4, 2024, Granite LP issued the October 2029 Debentures under the 2024 First Indenture. The \$250.0 million aggregate principal amount of 3.999% Series 8 senior unsecured debentures are due October 4, 2029.

On October 4, 2024, Granite LP entered into the 3.494% Swap, under which Granite LP will pay principal of EUR 167.4 million in exchange for which it will receive \$250.0 million on October 4, 2029. Pursuant to the 3.494% Swap, Granite LP will make semi-annual Euro-denominated fixed rate interest payments at 3.494% in exchange for which it will receive semi-annual Canadian dollar-denominated fixed rate interest payments at 3.999% (which will completely offset the interest payable under the October 2029 Debentures).

On October 4, 2024, Granite LP issued the 2031 Debentures under the 2024 Second Indenture. The \$550.0 million aggregate principal amount of 4.348% Series 9 senior unsecured debentures are due October 4, 2031.

On February 4, 2025, Granite LP issued the 2026 Debentures under the 2025 Indenture. The \$300.0 million aggregate principal amount of the floating rate Series 10 senior unsecured debentures are due December 11, 2026.

Each series of Debentures rank equally with all of Granite REIT's and Granite GP's existing and future unsubordinated and unsecured indebtedness and are fully and unconditionally guaranteed by Granite REIT and Granite GP as to the payment of principal, premium (if any) and interest thereon and certain other amounts when and as the same become due and payable pursuant to its corresponding Indenture. Pursuant to the Indentures, various financial covenants must be satisfied, which are tested on the basis of the consolidated combined financial statements of Granite REIT. Computershare Advantage Trust of Canada is the trustee for the Debentures. As at December 31, 2025, all Debentures remained outstanding.

For further details relating to the attributes and characteristics of the Debentures, including provisions relating to payments of interest and principal, redemption and purchase for cancellation, covenants, successor companies, defeasance, modification and waiver, please see the full text of the trust indenture entered into by Granite LP dated October 2, 2013, which provides for the issuance of one or more series of unsecured debt securities of Granite LP by way of supplemental indentures and the supplemental indentures thereto, including the supplemental indentures that form part of the Indentures all of which are available on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

## Credit Rating

The credit rating for Granite’s Debentures as of the date of this Annual Information Form is as follows:

Credit Rating	
	Morningstar DBRS
Debentures & Issuer Rating .....	BBB (high)
Outlook .....	Stable
Date of Latest Rating Confirmation .....	26-Mar-25

As of February 25, 2026, the Debentures each have an investment grade rating of “BBB (high)” with a “Stable” trend from Morningstar DBRS as of the date of their latest rating confirmation. Ratings may be subject to revision or withdrawal at any time by the rating organization.

According to the Morningstar DBRS rating system, long-term debt rated BBB (high) is of adequate credit quality. The ability and capacity to meet the payment of financial obligations is considered acceptable though Granite may be vulnerable to future events. The Morningstar DBRS long-term rating scale provides an opinion on the risk that an issuer will fail to satisfy its financial obligations in accordance with the terms under which an obligation has been issued (risk of default). Ratings are based on quantitative and qualitative considerations relevant to the issuer and range from AAA to D; all rating categories other than AAA and D also contain subcategories “(high)” and “(low)” with the absence of either designation indicating that the rating is in the middle of the category. A BBB (high) rating is the fourth highest rating out of the ten major levels of Morningstar DBRS’ rating scale and is at the top of the range of such rating.

Credit ratings are intended to provide investors with an independent measure of credit quality of an issue of securities. A rating accorded to any securities is not a recommendation to buy, sell, or hold such securities and may be subject to revision or withdrawal at any time by the rating organization which granted such ratings. To Granite’s knowledge, as of February 25, 2026, there was no announcement or proposed announcement that was to be made by a rating organization to the effect that the organization is reviewing or intends to revise or withdraw a rating previously assigned. There can be no assurance that a rating will remain in effect for any given period of time or that a rating will not be lowered, withdrawn or revised by the rating agency if in its judgment circumstances so warrant.

Granite has made customary payments of rating fees to Morningstar DBRS in connection with the above-mentioned ratings assigned to the Debentures and will continue to make such payments to Morningstar DBRS in the ordinary course from time to time in connection with the confirmation of such ratings and future offerings of certain debt securities of Granite, if any. No other payments were made to Morningstar DBRS in respect of any other services provided to Granite by Morningstar DBRS within the last two years.

## DISTRIBUTION AND DIVIDEND POLICY

### Distribution Policy of Granite REIT

Pursuant to the Declaration of Trust, Granite REIT may make distributions as declared from time to time by the Trustees. Any distributions declared in respect of a calendar month (or such other period as determined by the Trustees) will be paid to Unitholders of record as at the close of business on the last business day of the calendar month immediately preceding the month in which the distribution is to be paid (or such other time and date fixed by the Trustees in accordance with the Declaration of Trust). The distribution for any applicable

period will be paid on or about the 15th day of the immediately following month (or on such other date as determined by the Trustees in their discretion). In addition, the Declaration of Trust provides that the total amount of distributions due and payable on or before December 31 of any calendar year shall not be less than the amount necessary to ensure that Granite REIT will not be liable to pay income tax under Part I of the Tax Act for such year. The amount, if any, which is required to be distributed to comply with the preceding sentence shall be due and payable, on the earlier of the last distribution date in respect of each year and December 31 of such year, to Unitholders of record on that date, and such amount will be payable in cash unless the Trustees determine in their absolute discretion to pay such amount in Units.

Where the Trustees determine that Granite REIT does not have available cash in an amount sufficient to pay the full amount of any distribution or where the Trustees otherwise determine in their absolute discretion that all or a portion of a distribution should not be paid in cash, the payment may, at the option of the Trustees, include the issuance of additional Units, or fractions of Units, if necessary, having a fair market value as determined by the Trustees equal to the difference between the amount of such distribution and the amount of cash which either has been determined by the Trustees in their absolute discretion to be available, or which the Trustees have otherwise determined shall be distributed in their absolute discretion, as the case may be, for the payment of such distribution. The Declaration of Trust further provides that immediately after a distribution made in Units in accordance with the foregoing, the number of outstanding Units will be consolidated so that each Unitholder will hold after the consolidation the same number of Units as the Unitholder held before the Unit distribution.

Currently, Granite REIT intends to make monthly distributions in the estimated amount of \$0.2958 per Unit.

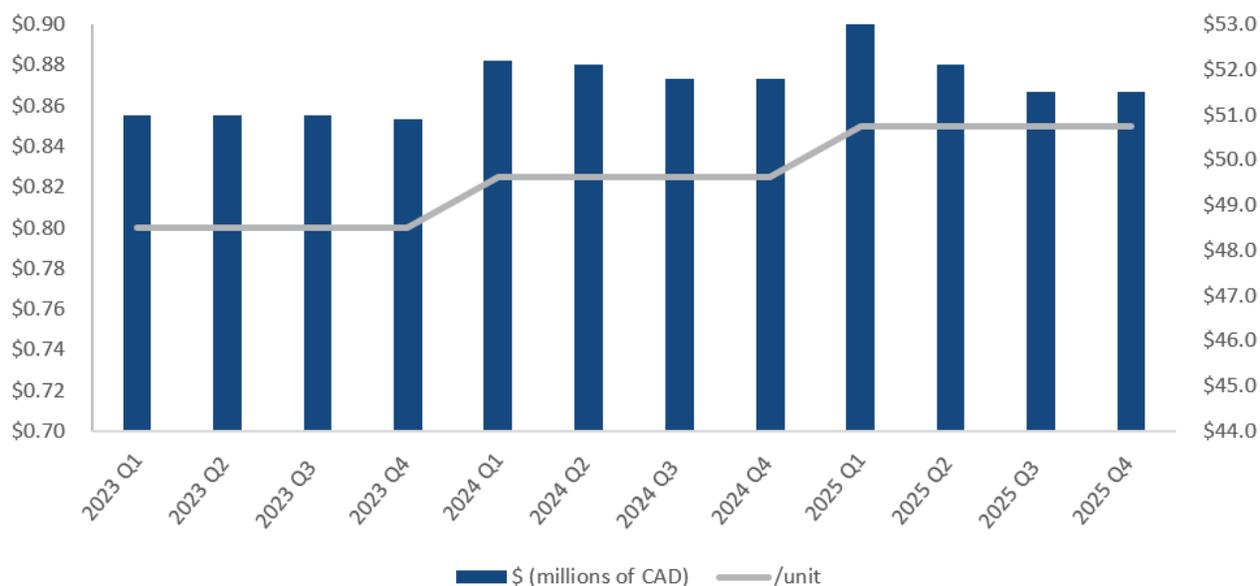
The portion of distributions by Granite REIT for 2025, which will be income for Canadian income tax purposes, is estimated to be in the range of 75% to 100%. This estimate could change by the end of 2026.

### Distributions of Granite REIT

The following charts summarize cash distributions paid by Granite REIT per Stapled Unit for the period up to and including September 2024 and per Unit for the period thereafter in each of the previous three years:

Total Distributions by Year		
Year	(\$ millions of CAD)	\$/unit
2023.....	203.9	3.20
2024.....	207.9	3.30
2025.....	208.1	3.40

## Historical Monthly Distributions by Quarter



## MARKET FOR SECURITIES

### Trading Price and Volume

The Units are listed for trading on the TSX under the symbol "GRT.UN" and on the OTCQX platform under the symbol "GRT.UF". The volume of trading and the high and low trading price of the Units on the TSX for each month of the year ended December 31, 2025 are set forth in the following table:

### Trading Price and Volume

	Units		
	High	Low	Traded
TSX	High	Low	Traded
2025	(\$)	(\$)	Volume
January .....	71.51	66.83	2,594,052
February .....	70.91	66.00	2,724,724
March .....	69.61	65.10	2,537,994
April .....	67.56	55.25	2,898,502
May .....	70.55	61.29	2,124,864
June .....	71.90	68.02	1,540,472
July .....	74.80	69.05	1,312,579
August .....	82.45	72.21	1,941,520
September .....	80.22	75.61	1,916,636
October .....	81.05	75.51	1,556,854
November .....	79.60	75.00	1,404,198
December .....	82.45	75.25	1,354,600

Source: TSX Datalinx

## TRUSTEES AND MANAGEMENT OF GRANITE

The following table provides the name, province or state and country of residence; the current position, board committee membership (where applicable) and office held with Granite REIT; and the principal occupation (if not with Granite REIT) of each of Granite's current Trustees and officers, as well as the date since which each such individual has served on the board, or was appointed as an officer, of Granite:

Name, Province/State and Country of Residence	Position and Office Held with Granite REIT	Present Principal Occupation (if not with Granite)	Trustee/Officer Since
KELLY MARSHALL <sup>(1)</sup> Ontario, Canada	Trustee and Chairman	Corporate Director	June 15, 2017
PETER AGHAR <sup>(2)</sup> Ontario, Canada	Trustee	Principal of Crux Capital Corporation	June 15, 2017
ROBERT D. BROUWER <sup>(3)</sup> Ontario, Canada	Trustee	Corporate Director	February 15, 2024
AMBER CHOUDHRY <sup>(1)</sup> Ontario, Canada	Trustee	Corporate Director	February 25, 2026
REMCO DAAL <sup>(5)</sup> British Columbia, Canada	Trustee	President of Canadian Real Estate for QuadReal Property Group	June 15, 2017
KEVAN GORRIE Ontario, Canada	President and Chief Executive Officer and Trustee		August 1, 2018
FERN GRODNER <sup>(5)</sup> Washington State, U.S.	Trustee	Corporate Director	June 13, 2019
JONATHAN KELLY <sup>(1)</sup> United Kingdom	Trustee	Corporate Director	February 25, 2026
AL MAWANI <sup>(3)</sup> Ontario, Canada	Trustee	Principal of Exponent Capital Partners Inc.	June 15, 2017
SHEILA A. MURRAY <sup>(6)</sup> Ontario, Canada	Trustee	Corporate Director	June 13, 2019
EMILY PANG <sup>(4)</sup> Ontario, Canada	Trustee	Chief of Staff and Chief Operating Officer, Corporate Secretary SickKids Foundation	August 4, 2021
JENNIFER WARREN <sup>(1)</sup> New York, U.S.	Trustee	Executive Vice President at M&T Bank	June 14, 2018
TERESA NETO Ontario, Canada	Chief Financial Officer		July 8, 2019
LORNE KUMER Ontario, Canada	Executive Vice President, Head of Global Real Estate		February 13, 2010
MICHAEL A. RAMPARAS Ontario, Canada	Executive Vice President, Global Real Estate and Head of Investments		January 1, 2021
LAWRENCE CLARFIELD Ontario, Canada	Executive Vice President, General Counsel and Corporate Secretary		January 1, 2022

### Notes:

- (1) Member of the Investment Committee
- (2) Chair of the Investment Committee
- (3) Member of the Audit Committee
- (4) Chair of the Audit Committee
- (5) Member of the Compensation, Governance and Nominating Committee
- (6) Chair of the Compensation, Governance and Nominating Committee

As at December 31, 2025, the Trustees and executive officers of Granite REIT, as a group, beneficially owned, directly or indirectly, or exercised control or direction over 300,576 Units of Granite REIT, representing approximately 0.50% of the total number of Units outstanding.

The term of office of each Trustee expires at the time of Granite REIT's annual general meeting, which for 2026 is expected to be held on June 4, 2026. In the event that successors are not elected, the Trustees will remain in office until their successors are elected or appointed in accordance with applicable law and the Declaration of Trust of Granite REIT.

Officers serve at the pleasure of the Trustees. Certain background concerning the current Trustees and officers of Granite REIT, including their principal occupations over the last five years, is summarized below.

### ***Kelly Marshall – Chairman of Granite REIT***

Mr. Marshall acts as a financial advisor to institutional clients in Canada and the United States, assisting leadership teams with the sourcing and structuring of debt and equity capital. Mr. Marshall is currently an advisor for Onex Falcon, Advisor to Willowdale Asset Management, trustee to Fax Capital, Chair of Pomerleau Capital and Partner Longhouse Infrastructure Capital Partners.

From November 2017 to September 2020, Mr. Marshall served as the Executive Vice President of Strategic Partnerships at Ontario Municipal Employee Retirement System ("OMERS") where he led the growth of the pension fund's strategic partnerships, including its relationships with third-party organizations, co-investors and other finance partners. Prior to OMERS, Mr. Marshall served as Managing Partner, Corporate Finance at Brookfield Asset Management Inc. ("Brookfield Management") where he was responsible for the global corporate finance activities and oversaw all financings in each core region and business line. Throughout his 16 years with Brookfield Management, he completed in excess of US\$100 billion in debt and equity transactions. Those transactions involved corporate and asset level issuances in North and South America, Europe, UK, Australia and India for all of Brookfield Management's real estate, renewable power and infrastructure businesses.

Mr. Marshall has over 25 years of finance experience, which was initially developed working for Olympia and York Developments Ltd. at Canary Wharf. This was followed by periods of employment with Citibank, in its real estate asset management group, and then two prominent U.S.-based real estate finance investment companies, Fortress Investment Group and Lonestar Opportunity Fund.

Mr. Marshall graduated from Wilfrid Laurier University with an Honours degree in Business Administration.

### ***Peter Aghar – Trustee of Granite REIT***

Mr. Aghar is the founder and President of Crux Capital Corporation ("Crux"), a boutique value-add real estate partner, developer and venture capital investor active across Canada. Since 2013, Crux and its partners have purchased, developed or have under development over five million square feet of commercial and residential property. Mr. Aghar has a successful 30-year track record as a value-add investor on an institutional scale, having led more than 150 real estate transactions totaling far in excess of \$10 billion in value. Mr. Aghar's transaction experience consists of investments in Canada, the United States and internationally, including equity investments, developments, joint ventures, structured and mezzanine debt, open and closed end private equity funds as well as the privatization and launch of several public entities.

Mr. Aghar was formerly President and Chief Investment Officer of KingSett Capital and a Managing Director of Institutional Accounts at GE Capital Real Estate. A member of Young Presidents' Organization, Mr. Aghar is a board member of Northwest Healthcare Properties REIT and a member of its Compensation, Governance and Nominating Committee, as well as a board member of a number of private companies, investment funds and charities.

He is a CPA, CMA and is a graduate of the University of Waterloo with an Honors degree in Mathematics.

#### ***Robert D. Brouwer – Trustee of Granite REIT***

Mr. Brouwer has over 30 years of experience in a range of senior leadership roles with KPMG LLP, most recently serving as Vice Chairman, KPMG Canada and Regional Head of Markets for KPMG in the Americas through 2023. He is currently Chair of the Board and Chair of the Compensation Committee of KPMG Middle East. His previous roles have included Canadian Managing Partner, Clients and Markets, and Greater Toronto Area Managing Partner. He was previously KPMG Canada's senior accounting technical partner and for many years National Director of KPMG's Mining Practice in Canada. He also served as executive relationship partner and audit partner for a wide range of public and private companies with operations in Canada and internationally, and in a range of industries.

Mr. Brouwer's community involvement has included serving on a number of arts and not-for-profit boards, and the advancement of corporate governance in Canada. He has served on the Board of the Institute of Corporate Directors, as Chair of the ICD Ontario Chapter Executive, and as faculty for the ICD Directors Education Program.

Mr. Brouwer is an FCPA, has a BA from the University of Toronto, and is a member of the Institute of Corporate Directors (ICD.D).

#### ***Amber Choudhry – Trustee of Granite REIT***

Ms. Choudhry has more than 30 years of experience in the Canadian capital markets, primarily in debt capital markets. Most recently, she served as Managing Director, Debt Capital Markets at CIBC Capital Markets in Toronto. In this role, Ms. Choudhry spearheaded the growth of the Financial Institutions Debt Capital Markets Group and the inception of the Real Estate and Sustainable Finance Debt Capital Markets groups with a focus on the origination and execution of institutional bond issuance for Global Financial Institutions and Canadian Real Estate Companies as well as Sustainable Finance institutional bond issuance for both government and corporate issuers. Prior to this, Ms. Choudhry held roles as a senior member of the Debt Capital Markets groups at three major Canadian investment banks. Ms. Choudhry also worked in the Audit and Insolvency Groups of Coopers & Lybrand, now PwC. Ms. Choudhry is a Trustee of GO Residential Real Estate Investment Trust.

Ms. Choudhry holds a Chartered Professional Accountant, CPA, CA designation, a Chartered Financial Analyst designation and has an Honours Bachelor of Mathematics degree from the University of Waterloo.

#### ***Remco Daal – Trustee of Granite REIT***

Mr. Daal has been President of Canadian Real Estate for QuadReal Property Group ("QuadReal") since its establishment in June 2016, and is responsible for the company's domestic operations, including investment, development, and the management operation of the Canadian property portfolio. QuadReal is a global real estate company owned by the British Columbia Investment Management Corporation (BCI), one of Canada's largest institutional investors, and has managed assets valued at over \$73.8 billion.

From 2000 to 2016, Mr. Daal worked at BentallGreenoak, ("Bentall") one of North America's largest real estate investment advisors and Canada's largest property manager, most recently as President and Chief Operating Officer, from 2009 to 2016. Prior to joining Bentall, Mr. Daal held senior positions at CIBC Development Corporation and a private Toronto-based development company. Mr. Daal has over 30 years of experience in the real estate sector.

Mr. Daal holds a Bachelor of Commerce degree from Wilfrid Laurier University and a Master of Business Administration degree from European University.

### ***Fern Grodner – Trustee of Granite REIT***

With over 25 years of corporate real estate experience, Ms. Grodner most recently served as Senior Manager, Global Real Estate and Facilities for Amazon.com from 2014 through 2019. At Amazon.com, Ms. Grodner was responsible for large, complex real estate transactions in the Americas in which she oversaw transactions totaling in excess of US\$4 billion. Her expertise also extends to strategic planning, design, and construction of corporate space.

Prior to joining Amazon, Ms. Grodner spent seven years with JDS Uniphase Corporation overseeing all real estate aspects of an international portfolio of office and manufacturing sites. From 2002 to 2007, Ms. Grodner served as Vice President, Corporate Real Estate, at Wachovia Corporation, responsible for the growth of Wachovia Securities locations in the Western United States. During the early 2000 tech boom, Ms. Grodner served as Director of Real Estate for Relera, Inc. with a focus on co-location data centers. Ms. Grodner began her career with Bank of America Corporation, Corporate Real Estate, where during her seven-year tenure she was responsible for site selection, transactions, design, and construction for the bank's portfolio.

Ms. Grodner holds a Masters of Corporate Real Estate (MCR) and Senior Leader Corporate Real Estate (SLCR) designations from CoreNet Global, an international non-profit corporate real estate association for executives who manage the real estate assets of large corporations. She also served on the CoreNet Global Bay Area Chapter board for four years.

Ms. Grodner graduated from Indiana University with Honors with a degree in Psychology.

### ***Jonathan Kelly – Trustee of Granite REIT***

Mr. Kelly is a seasoned investor and board director with over two decades of global leadership experience in asset management and investing. Prior to retiring in October 2025, he was a Senior Managing Director in the Infrastructure Group and was the European Head of Infrastructure for Blackstone, based in London, UK. Prior to joining Blackstone in 2020, Mr. Kelly was a Managing Partner at Brookfield Asset Management, where he spent nearly 13 years with his most recent role as Head of Europe for Brookfield Infrastructure, as well as Global Chief Investment Officer for Data Infrastructure and Utilities. He previously served as a Director of BUUK Infrastructure, Wireless Infrastructure Group, TdF, Ascenty, Evoque Data Centers, Enwave North America, among others. Prior to joining Brookfield, Mr. Kelly worked at CIBC World Markets. Mr. Kelly graduated from Queen's University with a Bachelor of Commerce (Hons.) in 2005. Mr. Kelly also currently serves on the Board of Directors of The Childhood Trust, and as Trustee for Clapham Rangers Football Club.

### ***Al Mawani – Trustee of Granite REIT***

Mr. Mawani is currently a Principal of Exponent Capital Partners Inc., a private equity investor and real estate advisory firm. Mr. Mawani has over 35 years of experience in the commercial real estate industry. His 15-year C-suite experience includes: 11 years as Executive Vice President & Chief Financial Officer of then TSX-listed Oxford Properties Group from 1989 to 2001, President & Chief Executive Officer of TSX-listed Calloway/Smart Centres REIT from 2011 to 2013, and President & CEO of privately-owned Rodenbury Investments in 2015 and 2016. He was an executive at a private equity investment firm from 2002 to 2004.

Mr. Mawani has served on many TSX-listed boards since 2002 including serving as chair of audit committees and governance and compensation committees. Mr. Mawani was also a

director of Extencicare Inc. from December 2017 to February 27, 2025 and has been a trustee of First Capital Real Estate Investment Trust (formerly First Capital Realty Inc.) since May 2018.

Mr. Mawani is a CPA and CA and has a Master of Business Administration from University of Toronto and a Masters in Law from Osgoode Hall Law School. He holds ESG-focused GCB.D designation from Competent Boards and completed the Institute of Corporate Directors' multi-module course on Board Oversight of Climate Change.

#### ***Sheila A. Murray – Trustee of Granite REIT***

Ms. Murray is the former President of CI Financial Corp. ("CI"), a position she held from 2016-2019. Previously, she had been Executive Vice-President, General Counsel and Secretary of CI since 2008, following a 25-year career at Blake, Cassels & Graydon LLP, where she practiced securities law with an emphasis on mergers and acquisitions, corporate finance and corporate reorganizations. Ms. Murray played a key role in directing the operations and setting corporate strategy for CI and its operating companies, including CI Investments Inc. and Assante Wealth Management. Her role included leading CI's mentoring program, which fosters the advancement of high-potential female employees.

Ms. Murray is past Chair of the Dean's Council at Queen's University Law School and has taught Securities Regulation at Queen's University and Corporate Finance at the University of Toronto's Global Professional Master of Laws in Business Law Program for several years.

Ms. Murray is Chair of the board of Teck Resources Limited and a director of BCE Inc./Bell Canada and a Trustee of Queens University and has been a director of the SickKids Foundation, the Toronto Symphony Foundation and a director of a number of other private and public companies.

Ms. Murray received her Bachelor of Commerce and Bachelor of Laws degrees from Queen's University.

#### ***Emily Pang – Trustee of Granite REIT***

Ms. Pang is currently the Chief of Staff, Chief Operating Officer, Corporate Secretary for the SickKids Foundation. Ms. Pang is a seasoned business executive with a diverse range of experience, including strategy, accounting and taxation, communications and investor relations, human resource matters, data integrity and reporting, as well as governance. She has held roles both in Canada and abroad in the banking, consulting and postal/logistics industries, driving and implementing transformational change in large organizations.

Ms. Pang is a CPA CA who earned a Bachelor of Commerce degree from Queen's University. She is also a graduate of the joint Kellogg-Schulich MBA program and holds the ICD.D designation from the Institute of Corporate Directors.

Ms. Pang currently serves on the board of Quantum Valley Ideas Laboratories, a not-for-profit organization.

#### ***Jennifer Warren – Trustee of Granite REIT***

Ms. Warren is currently the Senior Executive Vice President, Head of Wilmington Trust and Equipment Finance at M&T Bank/Wilmington Trust. Wilmington Trust provides wealth and investment management services in the US and trust, custody and agency services to corporations, government agencies, foundations and investment plans across the US and Europe. Until October 2021, Ms. Warren served as CEO of Issuer Services, North America at Computershare, a global leader in diversified financial, corporate governance and stakeholder communication for public and private companies. Prior to this role, Ms. Warren was with

Canadian Imperial Bank of Commerce (from 2006 to 2017), first as General Counsel (Canada) and finally as Managing Director and Head, U.S. Region and President and CEO of CIBC World Markets Corp.

Ms. Warren began her career as a business lawyer with Blake, Cassels & Graydon LLP and from there joined Rogers Communications Inc., where she worked for a decade in increasingly senior roles as a member of Rogers Cable management and the RCI deal team.

Ms. Warren has been a director of a number of U.S. and Canadian private companies. Today, she sits on the board of United Way of New York City.

Ms. Warren received her Bachelor of Science and Bachelor of Laws from the University of Toronto.

#### ***Kevan Gorrie – Trustee, President and Chief Executive Officer of Granite REIT***

Mr. Gorrie joined Granite as its President and Chief Executive Officer on August 1, 2018 and was appointed a Trustee of Granite REIT effective August 1, 2018. With over 20 years of corporate real estate experience in Canada, the United States and Germany, Mr. Gorrie previously served as the President and Chief Executive Officer of Pure Industrial Real Estate Trust (“PIRET”) where he successfully grew and led the business until its strategic sale to Blackstone Property Partners and Ivanhoe Cambridge in May, 2018.

Prior to joining PIRET, Mr. Gorrie led the industrial business for Oxford Properties Group, the real estate investment arm of a major Canadian pension fund, where he built a platform comprising 13 million SF of income producing properties and development projects across major Canadian industrial markets, encompassing acquisition, asset management, leasing, operations and development.

Mr. Gorrie is a graduate of the civil engineering program at the University of Toronto. Mr. Gorrie served on the board of REALPAC until November 2023 and is a member of the Institute of Corporate Directors (ICD.D).

#### ***Teresa Neto – Chief Financial Officer of Granite REIT***

Ms. Neto joined Granite REIT as Chief Financial Officer on July 8, 2019 and is responsible for Granite REIT’s financial planning, accounting & reporting, tax, treasury and corporate finance activities.

Ms. Neto has over thirty-five years of varied business experience, including fifteen years as a CFO for publicly-traded real estate investment trusts in Canada.

Ms. Neto holds a Chartered Professional Accountant, C.A. designation and has a B.A. from Laurentian University. In January 2022, Ms. Neto was appointed a Trustee at BSR REIT and serves as the Audit Chair of BSR REIT. Mr. Neto is a member of the Institute of Corporate Directors and holds the ICD.D designation.

#### ***Lorne Kumer – Executive Vice President, Head of Global Real Estate of Granite REIT***

Mr. Kumer oversees all aspects of Granite property operations related to Granite’s global real estate platform including asset management, acquisitions, dispositions, and development. He is also responsible for the global Magna International relationship.

Mr. Kumer has over 30 years of experience in the real estate industry working for both public and private development companies. His experience includes property development, leasing, land planning and construction. For over 20 years, Mr. Kumer has worked for Granite and Magna in various roles including the management of Granite's North American income-producing properties portfolio. Prior to joining Granite, Mr. Kumer held senior positions in the real estate industry including Vice President at C. Hunter Real Estate Corporation in Toronto and Vice President with Peregrine Hunter Properties Ltd.

Mr. Kumer holds a Bachelor of Arts (Honours), business administration, from the Richard Ivey School of Business at the University of Western Ontario.

***Michael A. Ramparas – Executive Vice President, Global Real Estate and Head of Investments of Granite REIT***

Mr. Ramparas joined Granite in February 2012 and as Executive Vice President, Global Real Estate and Head of Investments, he is responsible for managing Granite's portfolio performance and overseeing investments globally.

Prior to joining Granite, Mr. Ramparas was Vice President of Hexagon Capital Partners, a real estate advisory firm focused on executing a strategic plan for assets owned by a global multi-billion dollar corporation. Previously, he served as a Senior Analyst at Fortress Investment Group LLC, a New York-based private equity and hedge fund company. Mr. Ramparas has over 20 years of relevant work experience with focus on real estate and equity investments, corporate strategy, underwriting, operations and valuations.

Mr. Ramparas graduated from the University of Western Ontario with a Bachelor of Arts in Economics.

***Lawrence Clarfield – Executive Vice President, General Counsel and Corporate Secretary of Granite REIT***

Mr. Clarfield oversees all of Granite's legal matters including investments, corporate governance and regulatory compliance.

Previously, Mr. Clarfield was in private practice and prior to joining Granite in 2012 was legal counsel at North American Development Group. Mr. Clarfield has more than 15 years of diversified in-house experience advising on leasing, development, financings, operations and a broad range of cross-border transactions and corporate matters.

Mr. Clarfield is admitted to the Bar in Ontario and holds a Bachelor of Laws degree from Osgoode Hall and a Bachelor of Arts (Hons.) from York University.

**Cease Trade Orders, Bankruptcies, Penalties or Sanctions**

To the knowledge of Granite, no Trustee or executive officer of Granite:

- is, or within ten years prior to the date hereof has been, a director, chief executive officer or chief financial officer of any company (including Granite REIT) that was subject to a cease trade order, an order similar to a cease trade order or an order that denied the relevant company access to any exemption under securities legislation, that was in effect for a period of more than 30 consecutive days;
- that was issued while the Trustee or executive officer was acting in the capacity as director, trustee, chief executive officer or chief financial officer; or

- that was issued after the Trustee or executive officer ceased to be a director, trustee, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, trustee, chief executive officer or chief financial officer.

To the knowledge of Granite, no Trustee or executive officer of Granite or a Unitholder holding a sufficient number of securities to affect materially the control of Granite REIT, respectively:

- (i) is, as at the date of this AIF or within ten years before the date of the AIF has been, a director, trustee or executive officer of any company (including Granite REIT) that, while that person was acting in that capacity, or within a year of that person ceasing to act in that capacity, became bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency or was subject to or instituted any proceedings, arrangement or compromise with creditors or had a receiver, receiver manager or trustee appointed to hold its assets;
- (ii) has, within ten years prior to the date of this AIF, become bankrupt, made a proposal under any legislation relating to bankruptcy or insolvency, or become subject to or instituted any proceedings, arrangement or compromise with creditors, or had a receiver, receiver manager or trustee appointed to hold the assets of the director, trustee, executive officer or shareholder; or
- (iii) been subject to:
  - (a) any penalties or sanctions imposed by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a securities regulatory authority; or
  - (b) any other penalties or sanctions imposed by a court or regulatory body that would likely be considered important to a reasonable investor in making an investment decision.

### **Potential Conflicts of Interest**

Remco Daal is President, Canadian Real Estate of QuadReal Property Group (“Quadreal”) and a member of the QuadReal Investment Committee. There may be market investment opportunities that both Granite and QuadReal pursue.

## AUDIT COMMITTEE

### Composition of the Audit Committee

Granite REIT has a standing audit committee (the "Audit Committee"), currently composed of Ms. Pang (Chair) and Messrs. Brouwer and Mawani, each of whom has been determined by the Trustees to be "independent" and "financially literate", as such terms are defined in Multilateral Instrument 52-110 – *Audit Committees*. The education and experience of each Audit Committee member that is relevant to the performance of his responsibilities as a member of the Audit Committee is set forth in their respective biographies above under the heading "Trustees and Management of Granite REIT".

### Pre-Approval Policies and Procedures

The Audit Committee is responsible for the appointment, compensation, retention and oversight of the work of the external auditor, Deloitte LLP for fiscal 2025. The Audit Committee has established a policy to pre-approve all audit and permitted non-audit services provided to Granite by the external auditor, as well as the related fees to be paid to the external auditor.

Under such policy, the respective Audit Committee shall approve in advance any retainer of the external auditor to provide any non-audit service to Granite REIT in accordance with applicable law and policies and procedures approved by the Trustees. The Audit Committee may delegate pre-approval authority to any of its members. The decisions of any member of the Audit Committee to whom this authority has been delegated must be presented to the full committee at its next scheduled committee meeting.

### Audit Committee's Charter

The charter of the Audit Committee of Granite REIT is attached as Appendix A to this Annual Information Form. The charter is also available at [www.granitereit.com](http://www.granitereit.com).

### Audit Fees

The following table sets forth the fees billed to Granite by Deloitte LLP and its affiliates for professional services rendered for the fiscal years ended December 31, 2025 and 2024.

Audit Fees		
For the years ended December 31,	2025	2024
Audit Fees <sup>(1)</sup>	\$1,482,177	\$1,394,185
Audit-Related Fees <sup>(2)</sup>	\$86,593	\$76,932
Tax Fees	\$–	\$10,409
All Other Fees <sup>(3)</sup>	\$–	\$–
Total	\$1,568,770	\$1,481,526

Notes:

- (1) Audit Fees related to the annual audit and quarterly review of Granite's consolidated combined financial statements and services that are normally provided in connection with Granite's statutory and regulatory filings. This category also includes fees for comfort letters, consents and review of certain documents filed with securities regulatory authorities.
- (2) Audit-Related Fees consist of fees billed for assurance and related services that are reasonably related to the performance of the audit or review of Granite's financial statements and that are not included in category (1) above. They include fees for the audit of certain subsidiary financial statements.
- (3) All Other Fees capture fees in respect of all services not falling under any of the foregoing categories.

## INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS

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Except as otherwise disclosed herein, no Trustee or executive officer of Granite, nor any person or company that beneficially owns, or controls or directs, directly or indirectly, more than ten percent of any class or series of Granite's voting securities, or an associate or affiliate thereof, has any material interests, directly or indirectly in any transaction within the three most recently completed financial years or during the current financial year that has materially affected or is reasonably expected to materially affect Granite.

## AUDITORS, REGISTRAR AND TRANSFER AGENT

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The auditors of Granite REIT are Deloitte LLP, located at Bay Adelaide Centre, East Tower, 8 Adelaide Street West, Suite 200, Toronto, Ontario, M5H 0A9. Effective January 19, 2026, the registrar and transfer agent is Odyssey Trust Company at its principal offices in Toronto, Ontario. The co-transfer agent and co-registrar agent of Units in the United States is Odyssey Transfer and Trust Company at its offices in Woodsy, Minnesota.

Deloitte LLP is independent of Granite REIT within the meaning of the Rules of Professional Conduct of the Chartered Professional Accountants of Ontario.

## LEGAL PROCEEDINGS

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Granite is party to various legal actions and claims arising in the ordinary course of its business, such as litigation with contractors, suppliers, third party vendors, governmental authorities, sellers and purchasers. Granite believes that none of these actions or claims, either individually or in combination, has had or, in the case of current actions and claims, will have, a material adverse effect on its financial condition or results of operations.

## MATERIAL CONTRACTS

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### Agreements in Connection with the 2011 Arrangement

In connection with the 2011 Arrangement, Granite Co., the Stronach Shareholder and the Stronach Trust entered into the 2011 Arrangement Agreement on January 31, 2011. Under the 2011 Arrangement Agreement, the parties agreed to effect certain transactions in connection with the implementation of the 2011 Arrangement. The 2011 Arrangement Agreement contains covenants, representations and warranties of and from each of Granite, the Stronach Shareholder and the Stronach Trust and various conditions precedent, both mutual and with respect to each party. Concurrently with the entering into of the 2011 Arrangement Agreement, each of Granite Co., the Stronach Shareholder, the Stronach Trust and the Initiating Shareholders entered into the 2011 Agreement with Initiating Shareholders. The 2011 Agreement with the Initiating Shareholders, among other things, provides the Initiating Shareholders with the ability to compel Granite, the Stronach Shareholder and the Stronach Trust to comply with certain obligations under the 2011 Arrangement Agreement. Each of the 2011 Arrangement Agreement and the Agreement with Initiating Shareholders are described in detail in the Management Information Circular of Granite Co. dated February 22, 2011 and such descriptions are hereby incorporated by reference herein. Copies of the 2011 Arrangement Agreement and the Agreement with Initiating Shareholders are available on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

Immediately prior to the implementation of the 2011 Arrangement, a transfer agreement between Granite Co., the Stronach Shareholder, certain subsidiaries of the Stronach Shareholder and the Stronach Trust providing for the transfer to that purchaser of certain

assumed liabilities relating to the Assets, substantially in the form attached as Schedule C to the 2011 Arrangement Agreement was declared effective. In addition, also prior to the implementation of the 2011 Arrangement, Granite Co. entered into a Forbearance Agreement pursuant to which Granite became restricted from entering into the horseracing or gaming business, making any debt or equity investment in, or otherwise giving financial assistance to, any entity primarily engaged in the horseracing or gaming business or entering into any transactions with, or providing any services or personnel to, any entity primarily engaged in the horseracing or gaming business, substantially in the form attached as Schedule D to the 2011 Arrangement Agreement. Each of the Transfer Agreement and the Forbearance Agreement are described in the Management Information Circular of Granite Co. dated February 22, 2011 and such descriptions are hereby incorporated by reference herein. Copies of the forms of Transfer Agreement and Forbearance Agreement are available on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

### **Other Material Contracts**

The following additional material contracts have been entered into by Granite and are still in effect:

- i. the 2020 First Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- ii. the 2020 Second Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- iii. the 2021 Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- iv. the 2023 Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- v. the 2024 First Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- vi. the 2024 Second Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures");
- vii. the 2025 Indenture (as more fully described under the heading "Credit Facility and Indebtedness – Debentures"); and
- viii. the Equity Distribution Agreement expected to be entered into on or about February 25, 2026 among Granite REIT and the applicable investment dealers in connection with Granite's expected ATM Program, if and when entered into.

Copies of the material contracts listed above may be found on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca).

## ADDITIONAL INFORMATION

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Additional information relating to Granite REIT may be found on SEDAR+ at [www.sedarplus.ca](http://www.sedarplus.ca) under its SEDAR+ profile. Additional information, including Trustees' and executive officers' remuneration and indebtedness, principal holders of securities and securities authorized for issuance under the equity compensation plans is contained in the Management Information Circular/Proxy Statement of Granite REIT dated April 10, 2025 for the annual general meetings of the Unitholders held on June 5, 2025. Additional financial information is provided in the audited consolidated combined financial statements of Granite REIT and related Management's Discussion and Analysis for the year ended December 31, 2025.

**APPENDIX A**  
**GRANITE REAL ESTATE INVESTMENT TRUST**  
**AUDIT COMMITTEE CHARTER**

**I. Purpose and Scope**

The audit committee (the “Committee”) of Granite Real Estate Investment Trust (the “Trust”) is a committee of the Board of Trustees (the “Board”). The Committee shall oversee the accounting and financial reporting processes of the Trust, the audits of the Trust’s financial statements, and the Trust’s risk management procedures, and shall otherwise exercise the responsibilities and duties set out in this Charter.

**II. Membership**

**1. Number of Members**

The Committee shall be composed of three or more members of the Board.

**2. Audit Committees Commitment Limit**

No member of the Committee shall serve on the audit committees of more than two other public companies unless the Board determines that such simultaneous service would not impair the ability of such member to effectively serve on the Committee and discloses such determination in the Trust’s management proxy circular.

**3. Independence**

Each member of the Committee must be independent in accordance with applicable law and the applicable rules and regulations of the Canadian Securities Administrators, the Toronto Stock Exchange and any other regulator or authority having jurisdiction over the Trust from time to time (the “Applicable Requirements”). For the purposes of this Charter, a former full-time CEO of the Trust or any of its subsidiaries will generally not be considered independent absent exceptional circumstances.

**4. Financial Literacy**

Each member of the Committee shall be financially literate and shall have such accounting or financial management expertise as is required to comply with the Applicable Requirements.

Further, at least one member of the Committee shall have experience as a certified public accountant, chief financial officer or corporate controller of similar experience, or demonstrably meaningful experience overseeing such functions as a senior executive officer.

**5. Term**

The members of the Committee shall be appointed by the Board promptly following the completion of each meeting of unitholders at which members of the Board are elected. Each member of the Committee shall serve at the pleasure of the Board until the member resigns, is removed or ceases to be a member of the Board.

## **6. Chair**

At the time of the appointment of the members of the Committee, the Board shall appoint a member of the Committee as Chair of the Committee.

### **III. Duties and Responsibilities**

The Committee shall have the functions and responsibilities set out below as well as any other functions that are specifically delegated to the Committee by the Board and that the Board is authorized to delegate by applicable laws and regulations. In addition to these functions and responsibilities, the Committee shall perform the duties required of an audit committee by any Applicable Requirements.

#### **1. Financial Reports**

##### **(a) General**

The Committee is responsible for overseeing the Trust's financial statements and financial disclosures. Management is responsible for the preparation, presentation and integrity of the Trust's financial statements and financial disclosures and for the appropriateness of the accounting principles and the reporting policies used by the Trust. The auditors are responsible for auditing the Trust's annual consolidated financial statements and for reviewing the Trust's unaudited interim financial statements.

##### **(b) Review of Annual Financial Reports**

The Committee shall review the annual audited financial statements of the Trust (including, as applicable, the annual audited consolidated financial statements of the Trust, the external auditor's report thereon and the related management's discussion and analysis of financial condition and results of operation ("MD&A"). After completing its review, if advisable, the Committee shall recommend for Board approval such annual financial statements and the related MD&A.

##### **(c) Review of Interim Financial Reports**

The Committee shall review the interim financial statements of the Trust (including, as applicable, the interim unaudited consolidated financial statements of the Trust), the external auditor's review report thereon and the related MD&A. After completing its review, if advisable, the Committee shall recommend for Board approval such interim financial statements and the related MD&A.

##### **(d) Financial Statement Review Considerations**

In conducting its review of the annual financial statements or the interim financial statements, the Committee shall:

- i. meet with management and the external auditor to discuss the financial statements and MD&A;
- ii. review the disclosures in the financial statements;

- iii. review the audit report or review report, if any, prepared by the external auditor;
- iv. discuss with management, the auditors and internal legal counsel, as requested, any litigation claim or other contingency that could have a material effect on the financial statements;
- v. regularly review the critical accounting policies followed and critical accounting and other significant estimates and judgements underlying the financial statements as presented by management;
- vi. consider the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus;
- vii. review management's process for formulating significant accounting estimates and the reasonableness of these estimates;
- viii. review significant recorded and unrecorded audit adjustments;
- ix. review any material effects of regulatory accounting initiatives or off-balance sheet structures on the financial statements as presented by management, including requirements relating to complex or unusual transactions, significant changes to accounting principles and alternative treatments under applicable accounting principles;
- x. review any material changes in accounting policies and any significant changes in accounting practices and their impact on the financial statements as presented by management;
- xi. inquire at least annually of management and the auditors as to whether either has any concerns relative to the quality or aggressiveness of management's accounting policies;
- xii. review with the auditors alternative accounting treatments that have been discussed with management;
- xiii. review with management any emerging accounting and auditing issues, and their potential effects;
- xiv. review with management matters that may have a material effect on the financial statements;
- xv. review management's report on the effectiveness of internal controls over financial reporting;
- xvi. review the factors identified by management as factors that may affect future financial results;
- xvii. review responses received under the Trust's Whistleblower Policy (as defined below); and

- xviii. review any other matters related to the Trust's financial statements that are brought forward by the auditors or management or which are required to be communicated to the Committee under accounting policies, auditing standards or Applicable Requirements.

**(e) Review of Other Financial Disclosures**

The Committee shall review and, if advisable, recommend for Board approval press releases disclosing, or based upon, financial results of the Trust, an annual information form and any other previously undisclosed material financial disclosure in a document that is publicly disseminated and if requested by the Board, financial disclosure in a prospectus or other securities offering document of the Trust.

**(f) Review of Forward-Looking Information**

The Committee shall review and, if requested by the Board, recommend for Board approval any material future-oriented financial information or financial outlook, not derived from approved budget or forecasts, and endeavour to ensure that there is a reasonable basis for drawing any conclusions or making any forecasts and projections set out in such disclosures.

**2. Auditors**

**(a) General**

The Committee shall be responsible for oversight of the work of the auditors, including the external auditor's work in preparing or issuing an audit report, performing other audit, review or attest services or any other related work. The external auditor will report directly to the Committee. When a change of auditors is proposed, the Committee shall review all issues related to the change, including the information required to be disclosed by applicable legal requirements and the planned steps for an orderly transition.

**(b) Nomination and Compensation**

The Committee shall review and, if advisable, select and recommend for Board approval the external auditor to be nominated and the compensation of such external auditor. The Committee shall have ultimate authority to approve the audit engagement terms, including the external auditor's audit plan.

**(c) Resolution of Disagreements**

The Committee shall assess the effectiveness of the working relationship of the Trust's external auditors with management and resolve any disagreements between management and the external auditors as to financial reporting matters brought to its attention.

The Committee shall review all reportable events, including disagreements, unresolved issues and consultations with the auditors, whether or not there is to be a change of auditors, and receive and review all reports prepared by the auditors.

**(d) Discussions with External Auditor**

The Committee shall periodically discuss with the external auditor such matters as are required by applicable auditing standards to be discussed by the external auditor with the Committee.

#### **(e) Audit Plan**

The Committee shall periodically review a summary of the external auditor's annual audit plan. The Committee shall consider and review with the external auditor any material changes to the scope of the plan.

#### **(f) Evaluation, Independence and Rotation of External Auditor**

Before the external auditor issues its report on the annual financial statements, the Committee shall review and evaluate the qualifications, performance and independence of the auditors, including the lead partner(s) of the auditors and the senior members of the independent auditor team. In making its evaluation, the Committee shall (i) obtain from the external auditor a formal written statement describing all relationships between the external auditor and the Trust; discuss with the external auditor any disclosed relationships or services that may affect the objectivity and independence of the external auditor; and obtain written confirmation from the external auditor that it is objective and independent within the meaning of the applicable Rules of Professional Conduct/Code of Ethics adopted by the provincial institute or order of chartered accountants to which the external auditor belongs and other Applicable Requirements; and (ii) take into account the opinions of management and the Trust's internal auditors. The Committee shall present to the Board on its conclusions and any actions taken. The Committee shall also periodically consider whether it is appropriate to adopt a policy of rotating, on a regular basis, the auditors, the lead audit partner or the reviewing audit partner, as applicable.

#### **(g) Evaluation of Lead Partner**

The Committee shall periodically review the qualifications and performance of the lead partner(s) of the external auditor.

#### **(h) Requirement for Pre-Approval of Non-Audit Services**

The Committee shall approve in advance any permissible non-audit services to be performed by the auditors for the Trust or its subsidiary entities that it deems advisable in accordance with Applicable Requirements and Board approved policies and procedures, and adopt and implement policies for such pre-approval. The Committee shall have ultimate authority to approve all fees and compensation for non-audit services performed by the auditors of the Trust. The Committee shall consider the impact of such services and fees on the independence of the auditor. The Committee may delegate pre-approval authority to any member of the Committee. The decisions of any member of the Committee to whom this authority has been delegated must be presented to the full Committee at its next scheduled Committee meeting.

#### **(i) Approval of Hiring Policies**

The Committee shall review and approve the Trust's hiring policies regarding partners, employees and former partners and employees of the present and former external auditors of the Trust and the Committee shall be responsible for specified reporting and pre-approval functions thereunder.

### **3. Internal Controls**

#### **(a) General**

The Committee shall review the Trust's system of internal controls.

## **(b) Establishment, Review and Approval**

The Committee shall require management to implement and maintain appropriate systems of internal controls in accordance with Applicable Requirements, including internal controls over financial reporting and disclosure, and shall review, evaluate and approve these procedures. The Committee shall periodically consider and review with management and the auditors:

- i. the effectiveness of, or weaknesses or deficiencies in: the design or operation of the Trust's internal controls (including computerized information system controls and security); the overall control environment for managing business risks; and accounting, financial and disclosure controls (including, without limitation, controls over financial reporting), non-financial controls, and legal and regulatory controls and the impact of any identified weaknesses in internal controls on management's conclusions;
- ii. any significant changes in internal controls over financial reporting that are disclosed, or considered for disclosure, including those in the Trust's periodic regulatory filings;
- iii. any material issues raised by any inquiry or investigation by regulators;
- iv. the Trust's fraud prevention and detection program, including deficiencies in internal controls that may impact the integrity of financial information, or may expose the Trust to other significant internal or external fraud losses and the extent of those losses and any disciplinary action in respect of fraud taken against management or other employees who have a significant role in financial reporting; and
- v. any related significant issues and recommendations of the auditors together with management's responses thereto, including the timetable for implementation of recommendations to correct weaknesses in internal controls over financial reporting and disclosure controls.

### **4. Internal Audit Function**

The Committee shall periodically review and approve the internal audit function, including its plan, budget and resources. The Committee shall direct management to make changes it deems advisable in respect of the internal audit function.

### **5. Whistleblower Reporting Procedures**

The Committee shall establish procedures (the "Whistleblower Policy") for (a) the receipt, retention, and treatment of complaints received by the Trust regarding accounting, internal accounting controls or auditing matters; and (b) the confidential, anonymous submission by employees of concerns regarding questionable accounting or auditing matters. The Whistleblower Policy shall also be available for reports of breaches of the Code of Conduct and Ethics. Any such complaints or concerns that are received shall be submitted to the Chair of the Committee and, if the Chair of the Committee determines that the matter requires further investigation, it will engage outside advisors, as necessary or appropriate, to investigate the matter and will work with management to reach a satisfactory conclusion. The Chair of the Committee shall report periodically to the Committee on any complaints or concerns that are received and the Committee shall review investigations and any resolutions of complaints

received and report to the Board thereon. The Committee shall be responsible for approving exceptions to the Whistleblower Policy.

## **6. Risk Management**

The Committee shall be responsible for overseeing the identification and assessment of the principal risks to the operations of the Trust, including without limitation, climate-related risks, cybersecurity and artificial intelligence and the establishment and management of appropriate systems to manage such risks with a view to achieving a proper balance between risks incurred and potential return to holders of securities of the Trust and to the long-term viability of the Trust. In this regard, the Committee shall require management to report periodically to the Committee, and the Committee shall report periodically to the Board, on the principal risks faced by the Trust and the steps implemented by management to manage these risks.

## **7. Compliance with Legal and Regulatory Requirements**

The Committee shall review reports from management members on: legal or compliance matters that may have a material impact on the Trust; the effectiveness of the Trust's compliance policies; and any material communications received from regulators. The Committee shall review management's evaluation of and representations relating to compliance with specific applicable law and guidance, and management's plans to remediate any deficiencies identified. The Committee shall be responsible for granting waivers to the Code of Conduct and Ethics of the Trust.

## **8. Conflicts of Interest and Related Party Transactions**

The Committee shall review the Trust's policies relating to the avoidance of conflicts of interest and monitor conflicts of interest (real or perceived) of members of the Board and management in accordance with the Code of Conduct and Ethics. The Committee will review and approve all payments to be made pursuant to any related party transactions involving executive officers and members of the Board, as may be necessary or desirable under the Applicable Requirements. The Committee shall consider the results of any review of these policies and procedures by the Trust's external auditors.

## **9. Audit Committee Disclosure**

The Committee shall review and recommend for Board approval any audit committee disclosure of the Trust before it is sent to securityholders of the Trust or publicly disclosed in accordance with the Applicable Requirements in the Trust's disclosure documents.

## **10. Financial Executives**

The Committee shall review and discuss with management the appointment of key financial executives and recommend qualified candidates to the Board, as appropriate.

## **11. Charter Review**

The Committee shall review and assess the adequacy of this Charter from time to time, as required, to ensure compliance with Applicable Requirements and recommend to the Board for its approval any modifications to this Charter as are considered appropriate.

## **12. Expenses**

The Chair of the Committee shall review and approve, as required, the expenses of the President and CEO and the Chair of the Board.

## **IV. Meetings**

### **1. Procedure**

The time and place of the meetings of the Committee, the calling of meetings of the Committee and the procedure at such meetings in all respects shall be determined by the Committee; provided, however, that a majority of the members of the Committee shall constitute a quorum.

### **2. Reporting to the Board**

The Chair shall provide a report to the Board on material matters considered by the Committee.

### **3. In Camera Sessions**

The Committee shall hold meetings, or portions of meetings, at which management and non-independent trustees are not present. The Committee shall also periodically meet separately with management, the internal auditors and the external auditors.

## **V. Delegation**

The Committee may, to the extent permissible by Applicable Requirements, designate a sub-committee to review any matter within this Charter as the Committee deems appropriate.

## **VI. Outside Advisors**

The Committee shall have the authority to seek, retain and terminate external legal counsel, consultants or other advisors, from a source independent of management, to assist it in fulfilling its responsibilities and to set and pay the respective compensation for these advisors and other retention terms. The Trust shall provide appropriate funding, as determined by the Committee, for the services of these advisors.